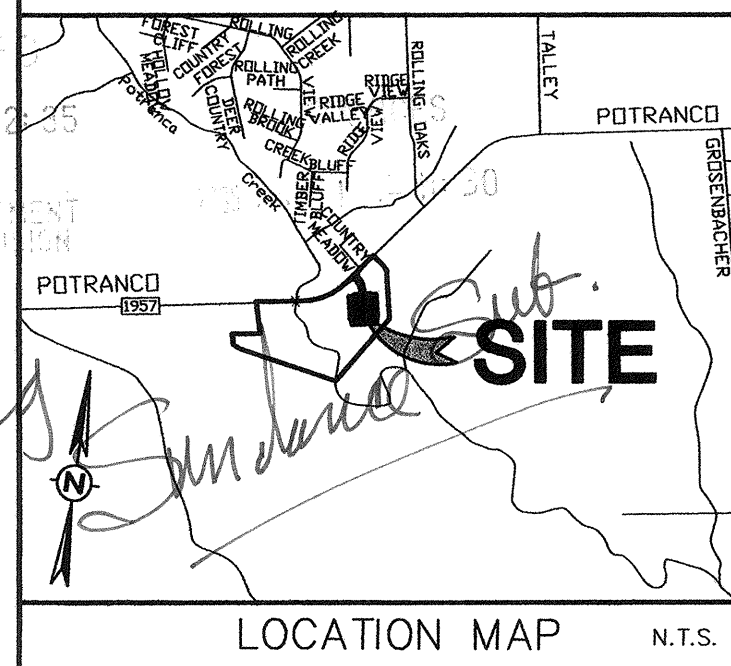


MAJOR

PLAT NO. 050240



NOTE:

- 1) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 2) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. BEXAR MET WATER IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET. SAN'S SEWER IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTIONS.
- 3) ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
- 4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE.
- 5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 6) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 7) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- 8) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION.
- 9) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN RECREATIONAL SPACE, PARKS, AND EASEMENTS OF ANY KIND, OPEN SPACES (i.e. TRAFFIC ISLANDS)

#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON \_\_\_\_\_ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

#### STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF **KB POTRANCO UNIT 1** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. , 2005.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

#### STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

JOSE ANTONIO TREVIÑO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5552

#### STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BILLY K. CLASSEN  
REGISTERED PROFESSIONAL ENGINEER NO. 84604

#### STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005. AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2005. AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_ A.D. , 2005.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

MDP #820 1-0022

#### LEGEND

- FOUND IRON ROD
- SET IRON ROD
- R.O.W. RIGHT-OF-WAY
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- E,G,T,CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- BSL BUILDING SETBACK LINE

NET ACREAGE:	11.378 AC.
TXDOT ROW DEDICATION:	0.195 AC.
CONSTRUCTION EASEMENT:	0.411 AC.
SEWER & DRAINAGE EASEMENT:	1.120 AC.
GROSS ACREAGE:	13.101 AC.

50' WIDTH INTERCEPTOR DRAIN  
E'SMT. TO EXPIRE UPON INCORPORATION  
INTO FUTURE STREET RIGHT-OF-WAY  
(0.520Ac.)

50'x60' WATER, SAN. SWR., DRAIN,  
ELEC., GAS, TELE., & CATV., E'SMT.  
(E'SMT. TO EXPIRE UPON INCORPORATION  
INTO FUTURE STREET RIGHT-OF-WAY)  
(0.057 Ac.)

50'x60' WATER, SAN. SWR., DRAIN,  
ELEC., GAS, TELE., & CATV., E'SMT.  
(E'SMT. TO EXPIRE UPON INCORPORATION  
INTO FUTURE STREET RIGHT-OF-WAY)  
(0.069 Ac.)

50'x50' WATER, SAN. SWR., DRAIN,  
ELEC., GAS, TELE., & CATV., E'SMT.  
(E'SMT. TO EXPIRE UPON INCORPORATION  
INTO FUTURE STREET RIGHT-OF-WAY)  
(0.057Ac.)

UNPLATTED  
REMAINING PORTION OF  
129.236 ACRE  
(VOLUME 5543, PAGE 415)

VARIABLE WIDTH INTERCEPTOR DRAIN  
E'SMT. TO EXPIRE UPON INCORPORATION  
INTO FUTURE KB POTRANCO UNIT 2  
SUBDIVISION  
(0.308Ac.)

PROPOSED  
16" SANITARY SEWER  
(0.224Ac.)

EXISTING  
30" SANITARY SEWER  
EASEMENT  
(DOC.# 20040293666 O.P.R.  
BEXAR COUNTY TEXAS)

#### CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA ANGLE
C1	59.16	1482.69	29.59	59.16	N47°43'07"E	2°17'10"
C2	236.88	338.14	123.53	232.06	N22°53'32"W	40°08'16"
C3	318.95	450.00	166.51	312.32	N23°07'43"W	40°36'37"
C4	23.56	15.00	15.00	21.21	N42°10'36"E	90°00'00"
C5	21.99	14.00	14.00	19.80	S47°49'24"E	90°00'00"
C6	21.99	14.00	14.00	19.80	N42°10'36"E	90°00'00"
C7	21.99	14.00	14.00	19.80	N47°49'24"W	90°00'00"
C8	21.99	14.00	14.00	19.80	N42°10'36"E	90°00'00"
C9	21.99	14.00	14.00	19.80	N47°49'24"W	90°00'00"
C10	21.99	14.00	14.00	19.80	S42°10'36"W	90°00'00"
C11	21.99	14.00	14.00	19.80	S47°49'24"E	90°00'00"
C12	21.99	14.00	14.00	19.80	N42°10'36"E	90°00'00"
C13	21.99	14.00	14.00	19.80	S47°49'24"E	90°00'00"
C14	21.99	14.00	14.00	19.80	S42°10'36"W	90°00'00"
C15	21.99	14.00	14.00	19.80	N47°49'24"W	90°00'00"
C16	21.99	14.00	14.00	19.80	S47°49'24"E	90°00'00"
C17	21.99	14.00	14.00	19.80	N42°10'36"E	90°00'00"
C18	23.56	15.00	15.00	21.21	S47°49'24"E	90°00'00"
C19	21.99	14.00	14.00	19.80	S42°10'36"W	90°00'00"
C20	384.85	570.00	200.08	377.58	N22°09'56"W	38°41'04"
C21	430.48	620.00	224.32	421.88	N22°42'50"W	39°46'53"
C22	53.84	50.00	29.87	51.28	S35°06'29"W	61°41'59"

### KB POTRANCO UNIT 1

BEING 13.101 ACRES OF LAND OUT OF THE JAMES DUNN SURVEY NO. 269 ABSTRACT NO. 197, COUNTY BLOCK 4356, AND THE A. FITZGERALD SURVEY NO. 268 ABSTRACT NO. 236 COUNTY BLOCK 4355 IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 129.236 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5543, PAGE 415 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

#### STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB HOME LONE STAR, L.P.  
A TEXAS LIMITED PARTNERSHIP  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TX, 78229  
TEL (210) 301-2951

BY: JOSEPH C. HERNANDEZ  
DIRECTOR LAND PLANNING/LAND DEVELOPMENT

#### STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH C. HERNANDEZ, DIRECTOR LAND PLANNING/LAND DEVELOPMENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. , 2005.

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

### Carter = Burgess

Consultants in Engineering, Surveying, Architecture,  
Construction Management and Related Services

Carter and Burgess, Inc.

911 Central Parkway N. Suite 425

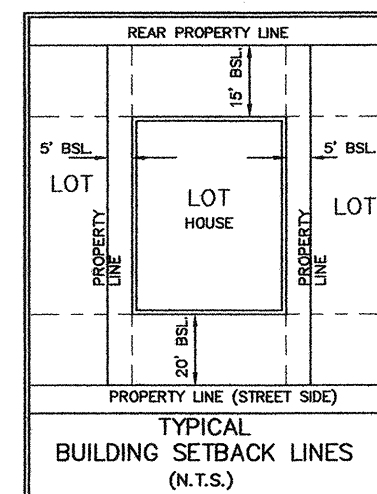
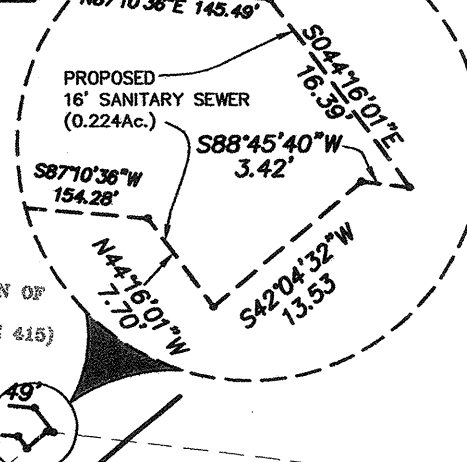
San Antonio, Texas 78232

(210)494-0088 Fax (210)494-4525

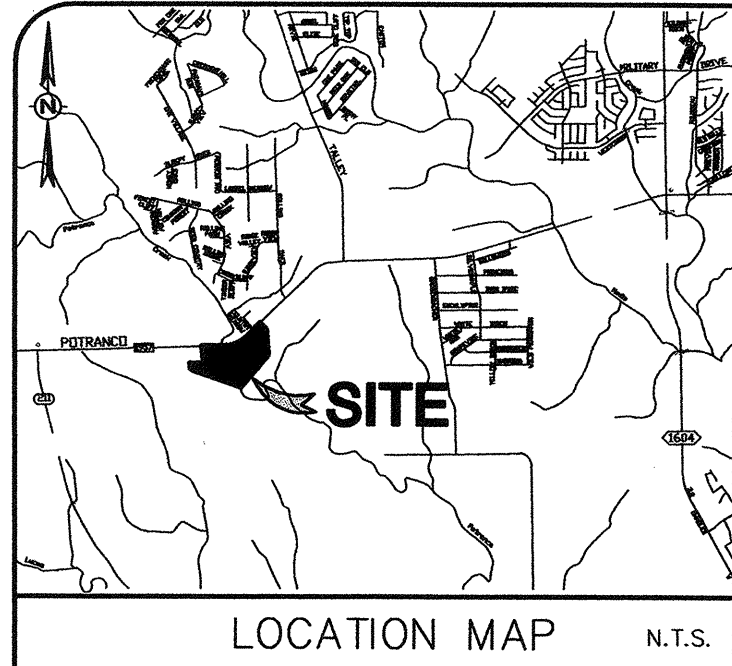
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DATE: 4/5/05 JOB NO. 310004.222

#### MATCHLINE

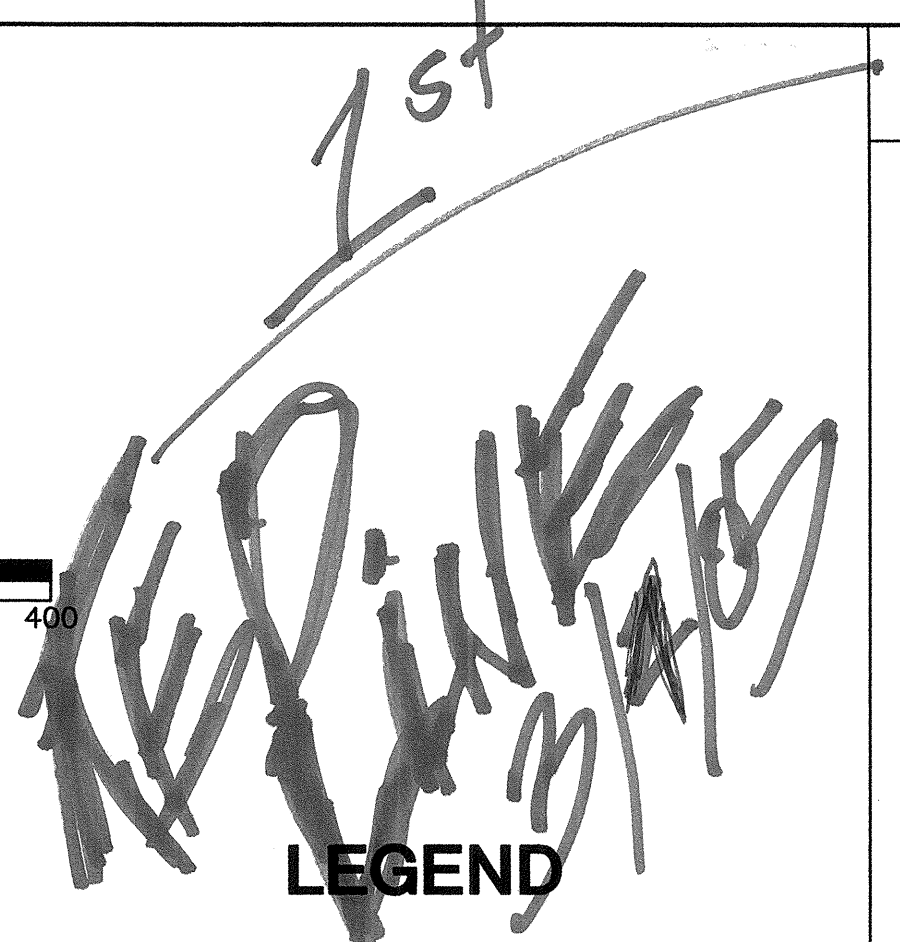
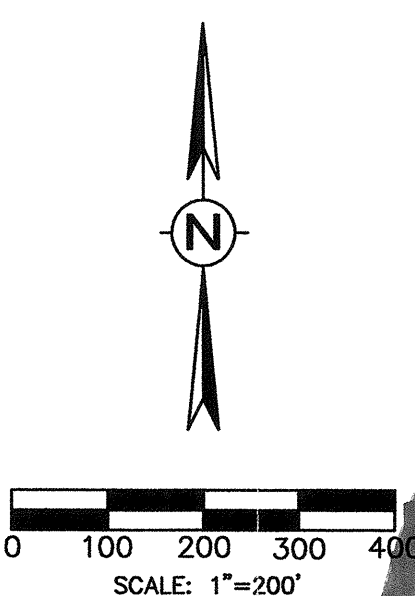
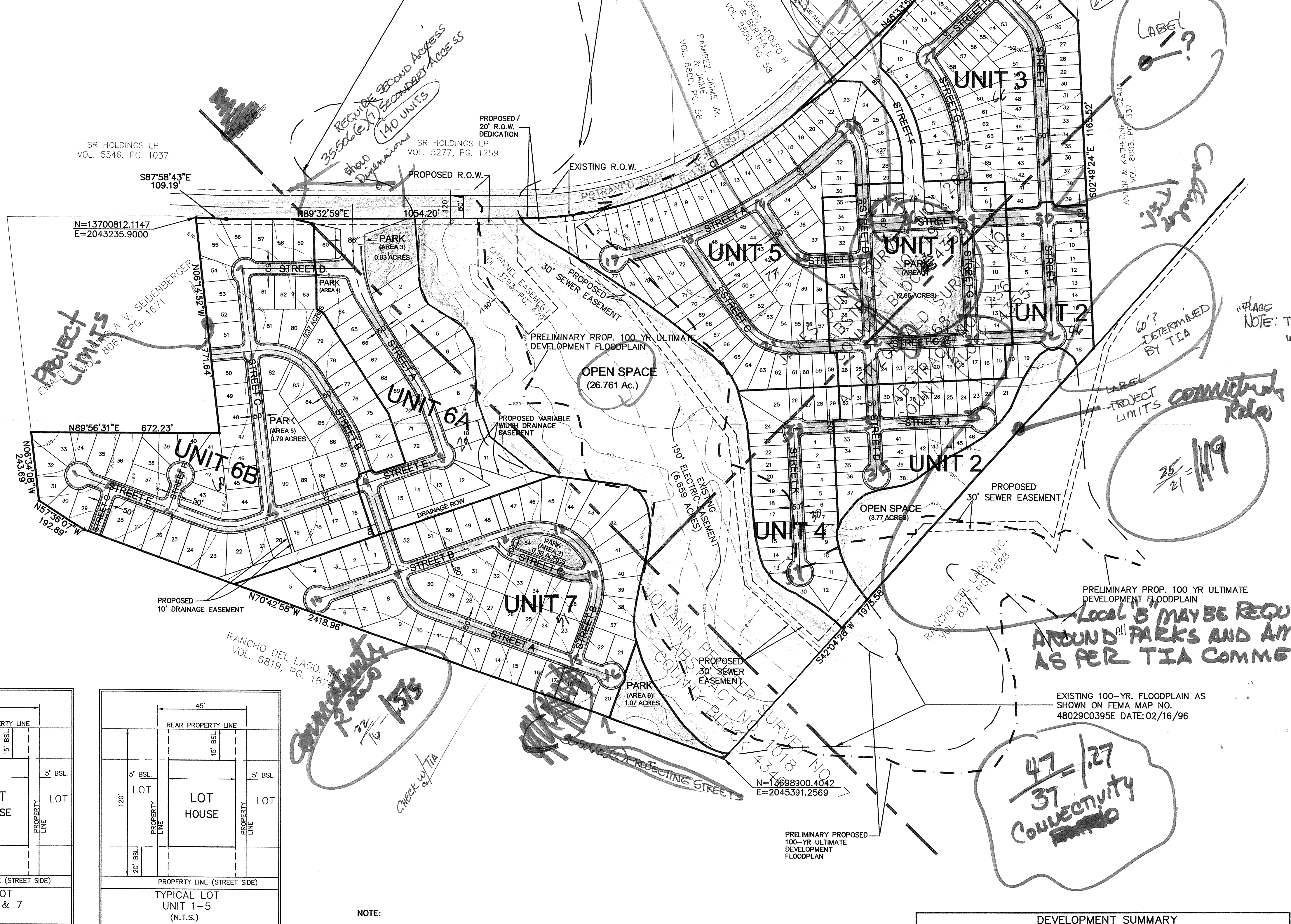






CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA ANGLE
C1	1112.08	1482.69	583.66	1086.20	N68°03'45"E	42°58'27"

EXISTING 100-YR. FLOODPLAIN AS SHOWN ON FEMA MAP NO. 48029C0395E DATE: 02/16/96



NOTE: "THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SANANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_

OWNER & APPLICANT  
KB HOME  
CONTACT PERSON:  
4800 FREDERICKSBURG AT LOOP 410  
SAN ANTONIO, TX., 782229  
TEL: (210) 349-1111  
FAX: (210) 979-0072

CIVIL ENGINEER  
CARTER & BURGESS, INC.  
CONTACT PERSON: BILLY CLASSEN, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78231-5065  
TEL: (210) 494-0088  
FAX: (210) 494-4525  
URL: WWW.C-B.COM

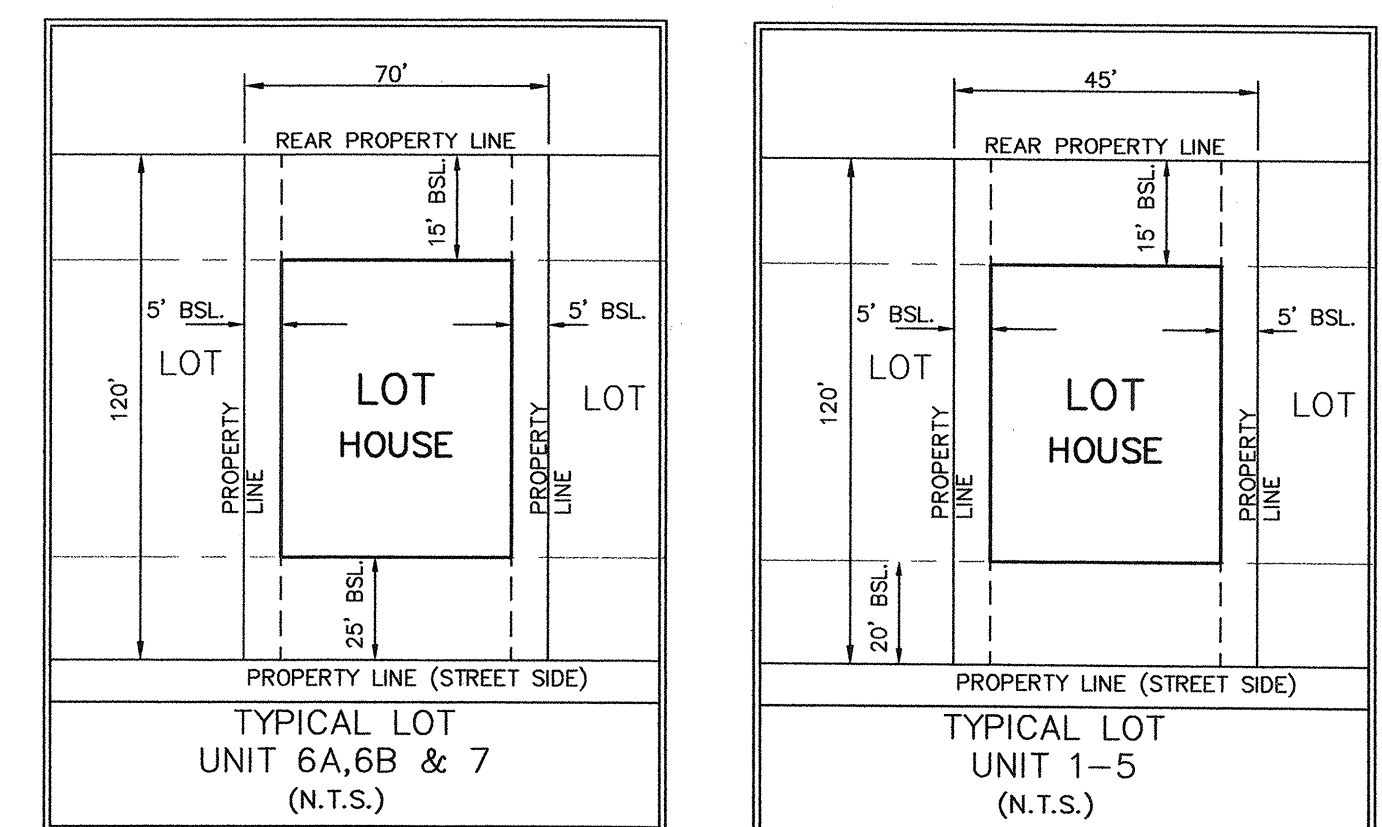
RED LINE  
3/4/05

BEING A 129.236 ACRE TRACT OF LAND OUT OF THE JAMES DUNN SURVEY NO. 269 ABSTRACT NO. 197, COUNTY BLOCK 4356; A. FITZGERALD SURVEY NO. 268 ABSTRACT NO. 236, COUNTY BLOCK 4355; AND JOHANN PFEIFFER SURVEY NO. 7 ABSTRACT NO. 1018, COUNTY BLOCK 4349 IN BEXAR COUNTY, TEXAS DESCRIBED IN VOLUME 5543, PAGE 415 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	EDU./Ac.	PHASING SEQUENCE
UNIT 1	8.88	35	3.94	1
UNIT 2	8.19	46	5.62	5
UNIT 3	11.44	66	5.77	6
UNIT 4	5.48	30	5.47	7
UNIT 5	15.08	77	5.11	8
UNIT 6a	10.05	29	3.17	2
UNIT 6b	18.06	60	3.17	4
UNIT 7	15.44	51	3.30	3
PARK AREA	36.61	-	-	-
TOTAL DEVELOPMENT	129.23	394	3.05	-

PARKS & OPEN SPACE			
ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	2.66	TBD	TBD
PARK AREA #2(ACTIVE OPEN SPACE)	0.36	TBD	TBD
PARK AREA #3(ACTIVE OPEN SPACE)	0.83	TBD	TBD
PARK AREA #4(ACTIVE OPEN SPACE)	0.37	TBD	TBD
PARK AREA #5(ACTIVE OPEN SPACE)	0.79	TBD	TBD
PARK AREA #6(ACTIVE OPEN SPACE)	1.07	TBD	TBD
OPEN SPACE (PASSIVE OPEN SPACE)	30.53	TBD	TBD
TOTAL ACTIVE AND PASSIVE OPEN SPACE	36.61	-	-

- NOTE:
- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
  - 2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.
  - 3.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.
  - 4.) THE PROPOSED LAND USE WILL BE RESIDENTIAL.



SUNDANCE SUBDIVISION  
MASTER DEVELOPMENT  
PLAN #:  
DATE: 2-4-05

**Carter & Burgess**  
Consultants in Engineering, Architecture,  
Construction Management and Related Services  
Carter and Burgess, Inc.  
911 Central Parkway North, Suite 425  
San Antonio, Texas 78231-5065  
(210) 494-0088 Fax (210) 494-4525  
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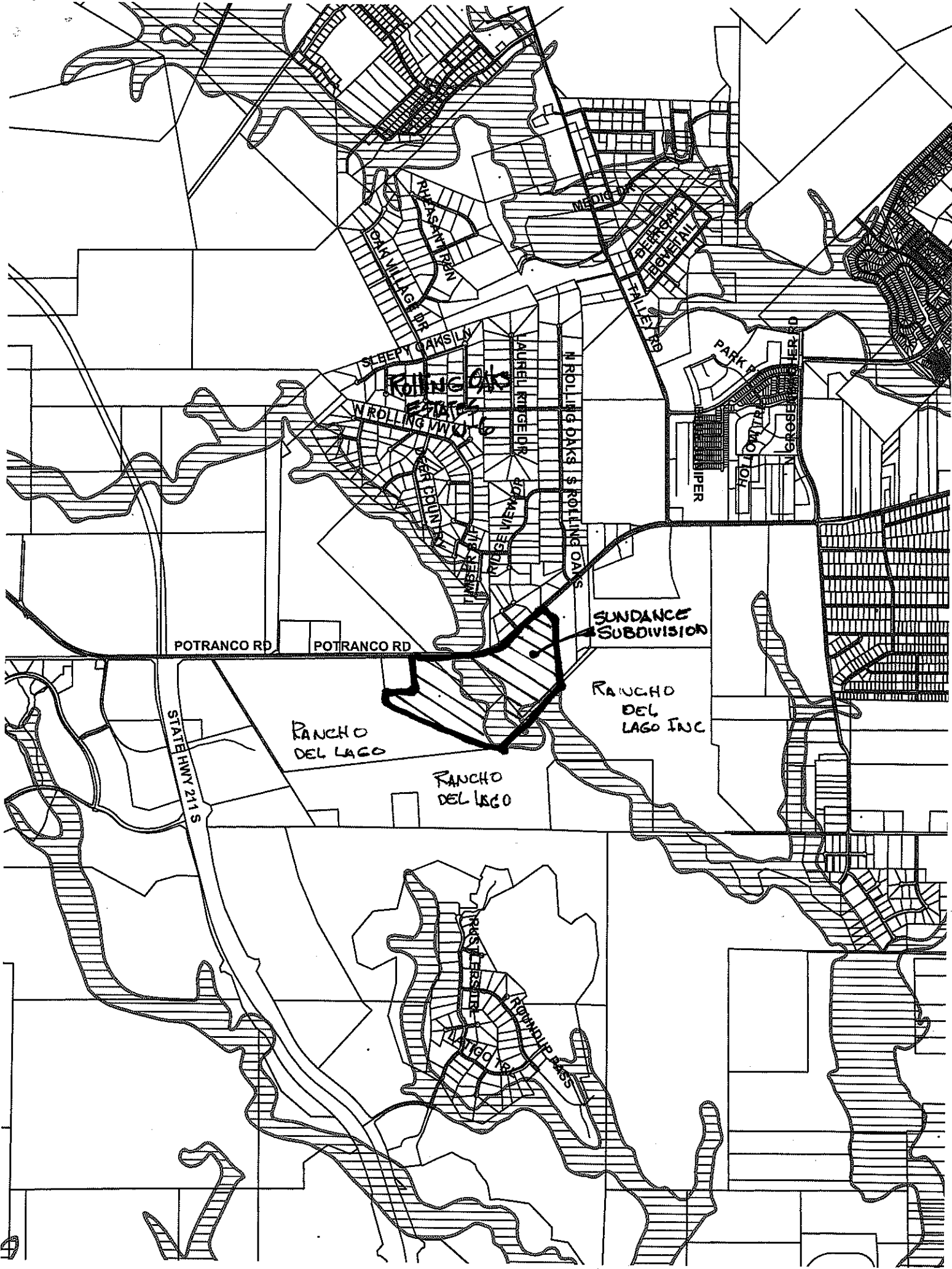
**MASTER DEVELOPMENT PLAN**

**SUNDANCE SUBDIVISION**  
**KB HOME**  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229

DATE: 2-4-05  
DRAWN BY: PTW/RAO  
DESIGNED BY: PTW  
CHECKED BY: BVC  
REVIEWED BY: RCM  
PROJECT NUMBER: 310004.222

**SHEET 1 OF 1**





POTRANCO RD

POTRANCO RD

STATE HWY 211 S

RANCHO DEL LAGO

RANCHO DEL LAGO

SUNDANCE SUBDIVISION

RANCHO DEL LAGO INC

ROLLING OAKS

W ROLLING OAKS

N ROLLING OAKS & ROLLING OAKS

SLEEPY OAKS LN

LAUREL RIDGE DR

RICE VIEW DR

LAUREL RIDGE DR

LAUREL RIDGE DR

LAUREL RIDGE DR

LAUREL RIDGE DR

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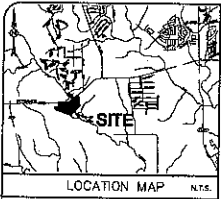
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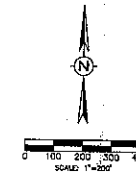
LAUREL RIDGE DR

LAUREL RIDGE DR



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
1	107.58	148.25	540.56	1086.20	N89°34'47" E
2	41.34	27.27	108.27	108.27	N89°34'47" E

DEV SERVICES  
2005 MAY 26 P 1:19



# LEGEND

## NOTE:

THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

## OWNER & APPLICANT

KB HOME  
CONTACT PERSON:  
4800 FREDERICKSBURG AT LOOP 410  
SAN ANTONIO, TX. 782229  
TEL: (210) 349-1111  
FAX: (210) 979-0072

## CIVIL ENGINEER

CARTER & BURGESS, INC.  
CONTACT PERSON: BILLY CLASSEN, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78231-5065  
TEL: (210) 494-0088  
FAX: (210) 494-4525  
URL: WWW.C-B.COM

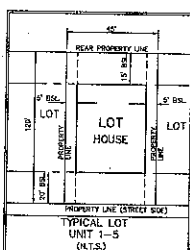
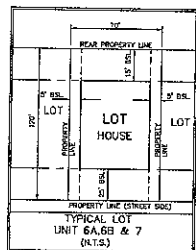
BEING A 192.236 ACRES TRACT OF LAND OUT OF THE JAMES BURN SURVEY NO. 258  
ABSTRACT NO. 192, COUNTY BLOCK 4356, A FREDERICKSBURG SURVEY NO. 718  
ABSTRACT NO. 238, COUNTY BLOCK 4356, AND JOHANN PRUITT SURVEY NO. 7  
ABSTRACT NO. 175, COUNTY BLOCK 4346 IN BEAR COUNTY, TEXAS, RECORDED IN  
VOLUME 5643, PAGE 415 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY,  
TEXAS.

## DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	EDU./AC	SEQUENCE
UNIT 1	8.91	35	3.81	1
UNIT 2	11.44	88	2.98	2
UNIT 3	11.44	88	2.98	3
UNIT 4	3.84	19	1.40	2
UNIT 5	11.44	71	3.57	4
UNIT 6	13.24	29	2.89	2
UNIT 8	10.02	89	1.57	1
UNIT 7	12.26	51	3.31	3
PARK AREA	31.99	-	-	-
TOTAL DEVELOPMENT	128.72	401	3.17	-

## PARKS & OPEN SPACE

ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA (PLANTING OPEN SPACE)	2.63	TRD	TRD
PARK AREA (PLANTING OPEN SPACE)	1.17	TRD	TRD
PARK AREA (PLANTING OPEN SPACE)	1.09	TRD	TRD
PARK AREA (PLANTING OPEN SPACE)	2.31	TRD	TRD
PARK AREA (PLANTING OPEN SPACE)	2.31	TRD	TRD
OPEN SPACE (PASSIVE OPEN SPACE)	24.64	TRD	TRD
TOTAL ACRES AND PASSIVE OPEN SPACE	31.99	-	-



## SUNDANCE SUBDIVISION MASTER DEVELOPMENT PLAN #:

DATE: 4-13-05

## NOTE:

- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- 2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARY 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999937.
- 3.) ADJACENT UNITS TO T&D R.O.W. WILL BE SUBMITTED TO T&D FOR REVIEW DURING THE PLATING STAGE.
- 4.) THE PROPOSED LAND USE WILL BE RESIDENTIAL.
- 5.) THE FLOOD PLAN SHALL BE PLATTED WITH UNIT 4, 5, 6A, 7 AT TIME OF PLATTING.

## MASTER DEVELOPMENT PLAN

## SUNDANCE SUBDIVISION KB HOME

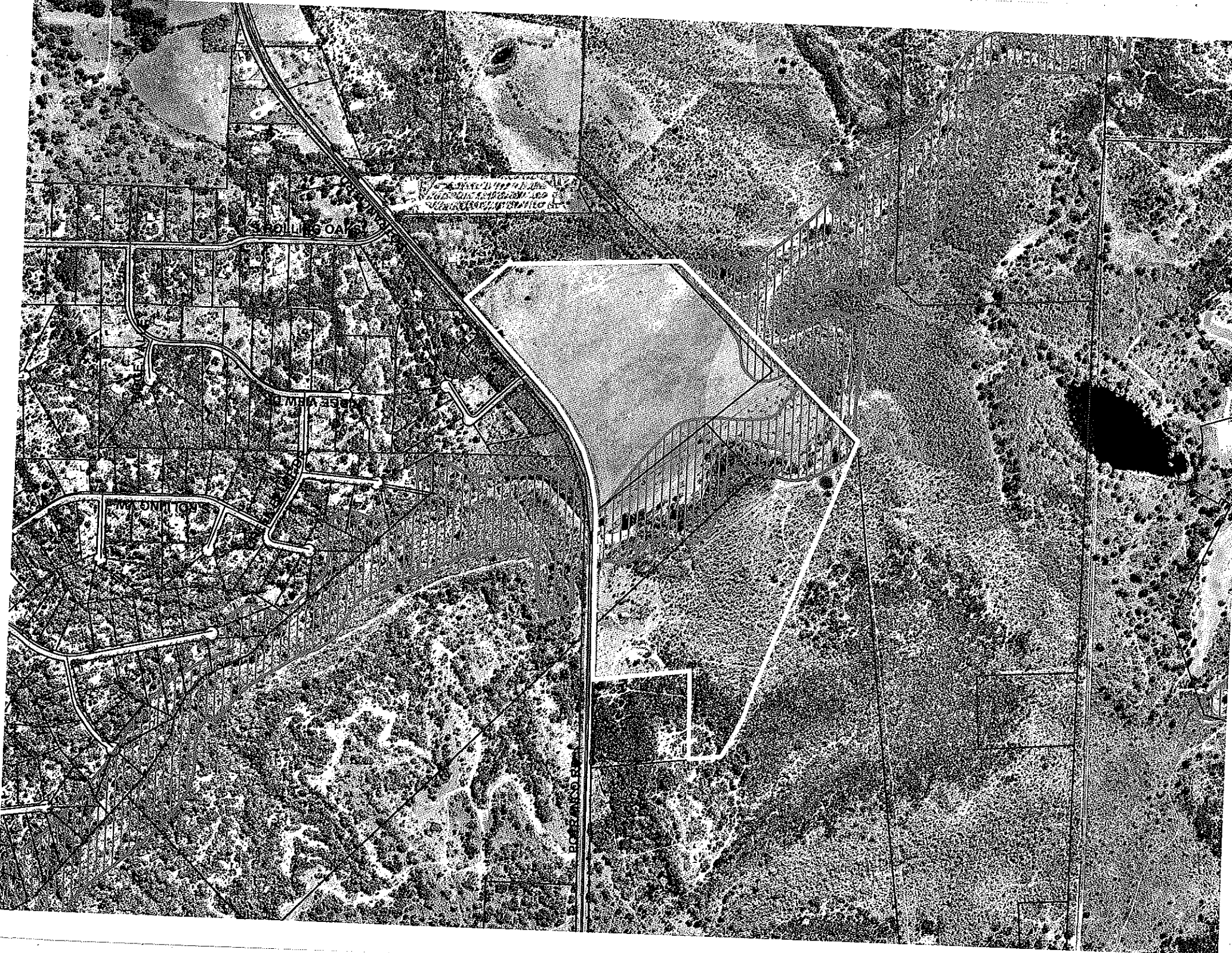
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229

DATE: 4-13-05  
DRAWN BY: PFM/NO  
CHECKED BY: PFM  
DESIGNED BY: PFM  
RECORD BY: PFM  
PROJECT NUMBER: 310004222

SHEET  
1  
OF 1

Carter & Burgess  
Consultants in Engineering, Architecture,  
Construction Management and Surveying Services  
Carter and Burgess, Inc.  
100 Capital Square, Suite 400  
San Antonio, Texas 78202-1000  
210.494.0088  
www.carter-burgess.com









**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: \_\_\_\_\_

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or**

Project Name: Sundance Subdivision

Owner/Agent: KB Home Lone Star, L.P.

Phone: 210-301-2951 Fax: 210-979-0072

Address: 4800 Fredericksburg Road

Zip code: 78229

Engineer/Surveyor: Cater & Burgess, Inc.

Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Suite 425

Zip code: 78232

Contact Person Name: Billy Classen, P.E.

E-mail: classenbk@c-b.com

February 23, 2004



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

**Existing legal Description:**

Being a 129.236 acre tract of land out of the James Dunn Survey No. 269, Abstract No. 197, County Block 4356; A. Fitzgerald Survey No. 268, Abstract No. 236, County Block 4355, and Johann Pfeiffer Survey No. 7, Abstract No. 1018, County Block 4349 in Bexar County, Texas described in Volume 5543, Page 415 of Real Property Records of Bexar County, Texas.

Existing zoning: OCL

Proposed zoning: OCL

Projected # of Phases: 8 Units

Number of dwelling units (lots) by Phases: Unit 1-35, Unit 2-46, Unit 3-66, Unit 4-30, Unit 5-77,  
Unit 6A-29, Unit 6B-60, Unit 7-51

Total Number of lots: 394 divided by acreage: 129.23 = Density: 3.05

(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: NA divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): NA

(PUD Only) Construction start date: NA

(PUD Only) X/Y coordinates at major street entrance: X: NA Y: NA

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: NA School District: NISD Ferguson map grid: 611 A5-A6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name NA No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name NA No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Sundance Subdivision Unit 1 No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

DEV SERVICES  
2005 MAR -1 A 10:21



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES  
2005 MAR -1 A 10:21

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner; N/A
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

DEVELOPMENT SERVICES  
OFFICE - 1A101

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Sundance Subdivision

File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425

Zip code: 78232

Phone: 210-494-0088

Fax: 210-494-4525

Contact Person Name: Billy Classen, P.E.

E-mail: classenbk@c-b.com

Reference Any *MDP's, POADP's, and PUD's* associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

*(1) Master Development, (1) Major thoroughfare,*

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies*

February 23, 2004

Page 1 of 2



**City of San Antonio**  
Development Services Department  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: \_\_\_\_\_  
 Plat Name: Sundance Subdivision  
 Project Engineers/Surveyors or Firm Name: Carter & Burgess  
 Address: 911 Central Parkway N., Suite 425  
 Phone # (210) 494-0088 Fax #: (210) 494-4525 E-mail: classenbk@c-b.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

- (Plats Only):  
 2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
 (1) Master Development, (1) Major thoroughfare,
- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies
 

<input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Street and Drainage
<input type="checkbox"/> Major Thoroughfare	<input type="checkbox"/> Traffic T.I.A.
<input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic	<input type="checkbox"/> Building Inspection - Trees
<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Parks – Open space
<input type="checkbox"/> Zoning	<input type="checkbox"/> Fire Protection
<input type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bexar County Public Works
<input type="checkbox"/> Storm Water Engineering	<input type="checkbox"/> Other: _____

☒ Accepted

☐ Rejected

Completeness Review By: Justin Finley Date: 3-1-05





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombroso @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
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☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Sundance Subdivision File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Billy Classen, P.E. E-mail: classenbk@c-b.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

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February 23, 2004

Page 1 of 2



# MTP

City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    |   |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Sundance Subdivision File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Billy Classen, P.E. E-mail: classenbk@c-b.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

***(Plats Only): 2 copies (folded) with Request for Review forms (attached)***

***(1) Master Development, (1) Major thoroughfare,***

***Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies***

February 23, 2004

Page 1 of 2

DEV. SERVICES  
1005 MAR -1 A 10:23



97M  
**REQUEST FOR REVIEW**

(Cont.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare                   | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

**City of San Antonio Development Services Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



# MDP

City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: Sundance Subdivision

File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425

Zip code: 78232

Phone: 210-494-0088

Fax: 210-494-4525

Contact Person Name: Billy Classen, P.E.

E-mail: classenbk@c-b.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
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Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

February 23, 2004

2005 MAR -1 A 10:22  
DEVELOPMENT SERVICES

# REQUEST FOR REVIEW

(Cont.)

- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

## City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: 1) REQUIRE SECONDARY ACCESS <sup>ON</sup> ~~FOR~~ BOTH POD'S.

1) HAS 140 UNITS, THE OTHER 254 UNITS. ~~35506(e)(7)~~

2) LABEL "PROJECT LIMITS"

3) DELETE DEVELOPER/AGENT-ENGINEER <sup>LINE</sup> ~~IN~~ <sup>WITH DATES</sup> AND CHAIR PERSON, SECRETARY-DATE.

4) PUT NOTE ON PLANS: THE FLOOD PLAIN SHALL BE PLATTED WITH UNITS 4, 5, 6A AND 7 AT THE TIME OF PLATTING.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2

CONNECTIVITY RATIO: ~~FOR~~ UNITS 1, 2, 3, 4, 5 <sup>DOES</sup> NOT HAVE CONNECTIVITY  
35-506(e)(1)

PUT DIMENSIONS AT THE ACCESS POINTS

LOCAL 'B's MAY BE REQUIRED AROUND ALL PARKS AND AMENITIES AS PER TIA COMMENTS.





City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

Disability



APPROVED  
3.3.05

<u>Case Manager</u>	
Robert Lombrano, Planner II (Even File number)	Ernest Brown, Planner II (Odd file Number)
(210) 207-5014, rlombrano@sanantonio.gov	(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
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| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                      |   |

Date: \_\_\_\_\_

(Check One)

Project Name: Sundance Subdivision File# \_\_\_\_\_

Engineer/Surveyor: Carter & Burgess, Inc.

Address: 911 Central Parkway North, Suite 425 Zip code: 78232

Phone: 210-494-0088 Fax: 210-494-4525

Contact Person Name: Billy Classen, P.E. E-mail: classenbk@c-b.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

2005 MAR -1 A 10:22

DEV SERVICES

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

**Comments:**

# **Eurochem**

# Index

Date \_\_\_\_\_

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

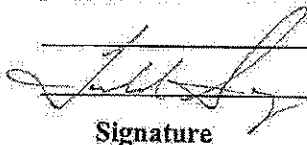
SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: 1) SECONDARY ACCESS MUST BE SECURED ON  
UNITS 6A, 6B & 7 PRIOR TO APPROVAL OF ANY PLAT EXCEEDING  
125 LOTS. 2) DO NOT FRONT LOTS 1, 2, 3 & 4 TO STREET "E"  
IN UNIT 1.



Civil Engineer Assistant

4-25-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

DIV. SERVICES  
2005 MAR -1 A 10:21

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the Sundance Subdivision Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Joe Hernandez Signature: *Joe Hernandez*  
Date: 2-14-5 Phone: 210 / 301-2882 Fax: 210 / 979-0072  
E-mail: jcherandez@kbhome.com.

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

**CITY OF SAN ANTONIO PLANNING DEPARTMENT**  
**Interdepartmental Correspondence**

To: Michael Herrera

From: Kay Hinds, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Sundance Subdivision MDP

Date: 5-9-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II



# MDP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Thursday, March 31, 2005 10:40 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano  
**Subject:** Sundance Sud. MDP

Billy,

**Master Development Plan: Approved 3/31/2005**

**Thanks**

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**

@c-b.com

Rodriguez

**Robert Lombrano**

MTP/MDP

**From:** Robert Lombrano  
**Sent:** Friday, March 04, 2005 2:21 PM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano  
**Subject:** Sundance Subdivision MDP

Billy,

**Major Throughfare Plan:    Approved 3/4/2005**

**Master Development Plan: Disapproved 3/4/2005**

1. Require secondary access for both pods as per UDC 35- 506 (e) (7)✓
2. Label the perimeter of the project as "Project Limits"✓
3. Delete "Developer /Agent" Line and "Chair Person, Secretary" Line.✓
4. Place NOTE on plans: "The Flood Plain Shall be Platted with Units 4, 5, 6A, 7 at the time of platting".
5. Units 1, 2, 3, 4, 5 do not meet the connectivity ratio required by the UDC 35-506 (e) (1). ✓
6. Put dimensions at the entrances to the project. ✓
7. Local "B" streets may be required around all parks and amendities as required by TIA.
8. RED LINES will follow and will be at the Engineers pick-up box.

Thank you

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**

## **Robert Lombrano**

---

**From:** Classen, Billy K. [ClassenBK@c-b.com]  
**Sent:** Friday, March 04, 2005 2:21 PM  
**To:** Robert Lombrano  
**Subject:** Out of Office AutoReply: Sundance Subdivision MDP

I will be out off the office from Thursday, March 3, thru Monday, March 7, returning on Tuesday, March 8. If you need to contact someone immediately, please call Richard Mott or Brenda Rowe in our office. Thank you.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

# Storm Water

Robert Lombrano

---

**From:** Lyndon Duano  
**Sent:** Wednesday, April 06, 2005 9:46 AM  
**To:** Michael Herrera; Billy Classen (E-mail)  
**Cc:** Ernest Brown; Robert Lombrano; Terrance Jackson  
**Subject:** Sundance Subdivision MDP

I have no further comments for the above project and approved the submittal.



SundanceSub.PDF

Lyndon J. Duano  
Engineering Associate  
City of San Antonio  
Storm Water Utility  
W(210)207-5010  
F(210)207-6553



## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** **Michael Herrera**

---

**FROM:** **Lyndon Duano**

---

**COPIES TO:** **Billy Classen, P.E., (Carter-Burgess, Inc.)**

---

**SUBJECT:** **Sundance Subdivision (MDP)**

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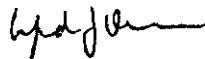
*Potranca Creek Watershed*

*April 6, 2005*

Storm Water Engineering has reviewed the Sundance Subdivision (MDP) submittals received March 2, 2005 and have no further comments and released the above project.

Be advised that the FEMA FIRM 100-year floodplain is inundating proposed lots on the Master Development Plan. This area will require a Letter of Map Revision or Conditional Letter of Map Revision at the platting stage.

Should you have any question please call me at 207-8052.



Lyndon Duano  
Engineering Associate

**Ernest Brown**

STORM WATER

**From:** Lyndon Duano  
**Sent:** Wednesday, March 30, 2005 2:19 PM  
**To:** Robert Lombrano; Ernest Brown  
**Cc:** Terrance Jackson  
**Subject:** MDP & PUD Submittal

SUNDANCE

The following are not approved pending comments:

CTI Residential Subdivision, MDP send comments 3/30/05  
Lost Creek IV, MDP send comments 3/3/05  
Lost Creek III, MDP send comments 3/3/05  
Sundance Subdivision, MDP send comments 3/9/05  
Lost Creek I, MDP send comments 2/9/05  
Werner Tract, MDP send comment 1/6/05  
The Woods At Westover Hills, Phases IV & V (PUD) send comments 2/9/05  
The Woods At Westover Hills, Phases VI (PUD) send comments 2/9/05

I you have any question please call me.

Lyndon J. Duano  
Engineering Associate  
City of San Antonio  
Storm Water Utility  
W(210)207-5010  
F(210)207-6553

Robert Lombrano

Street/Drainage

---

**From:** Sam Dent  
**Sent:** Wednesday, May 11, 2005 12:00 PM  
**To:** classenbk@c-b.com  
**Cc:** Robert Lombrano  
**Subject:** MDP Review Comments - Sundance Subdivision

See attached. **APPROVED**

Sam Dent, P.E.  
Senior Engineer  
DSD - Streets & Drainage  
City of San Antonio

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

**TO:** Billy Classen, P.E.  
Carter & Burgess, Inc.

**FROM:** Sam Dent, P.E.  
Senior Engineer

**DATE:** May 11, 2005

**SUBJECT:** MDP Review Comments  
Sundance Subdivision

1. The above referenced MDP is approved with the following conditions:
  - a. Resolve the intersection issue between Streets E & B in Unit 1. UDC Section 35-506(f) states that "the centerline offset of intersections shall be at least 175 feet.
  - b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
  - c. It appears that the cul-de-sac in Unit 4 is greater than 500 feet in length, so it will require a turnaround right-of-way of 120 feet in diameter.
  - d. Show sidewalks on Potranco Road and connecting sidewalks at both entrances.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Robert Lombrano

*ZONING*

---

**From:** Christopher Looney  
**Sent:** Friday, April 08, 2005 10:52 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera  
**Subject:** Sundance Subdivision MDP

Sundance Subdivision MDP

**Zoning: Approved**  
**Outside of the City Limits**

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*



I + A

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Thursday, April 14, 2005 10:40 AM  
**To:** Marc Courchesne; Robert Lombrano; Richard De La Cruz; 'classenbk@c-b.com'  
**Subject:** RE: Sundance Subdivision, MDP \*\*APPROVAL\*\*

Received revised copy of MDP 4-13-05. TIA recommends the approval of Sundance Subdivision, MDP.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

-----Original Message-----

**From:** Marc Courchesne  
**Sent:** Wednesday, April 06, 2005 2:10 PM  
**To:** Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'classenbk@c-b.com'  
**Subject:** Sundance Subdivision, MDP

Revised MDP received 3-29-05 looks great. However, we can not recommend approval until distributed by MDP office. Please route this through MDP's.

Thanks,

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

TIA

Robert Lombrano

---

**From:** Marc Courchesne  
**Sent:** Wednesday, April 06, 2005 2:10 PM  
**To:** Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'classenbk@c-b.com'  
**Subject:** Sundance Subdivision, MDP

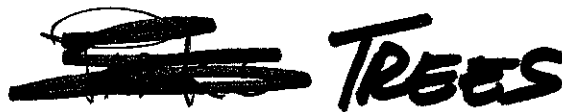
Revised MDP received 3-29-05 looks great. However, we can not recommend approval until distributed by MDP office.  
Please route this through MDP's.

Thanks,

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**Robert Lombrano**

---



**From:** Mark C. Bird  
**Sent:** Wednesday, May 11, 2005 9:35 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** 'richard.mott@c-b.com'; Robert Lombrano; Michael Herrera  
**Subject:** Sundance MDP aprvl



Sundance MDP  
aprvl.doc



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 5/11/05

Subject: Master Development Plan Sundance Subd., A/P #1092497

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN IS APPROVED FOR THIS MDP.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

TREE'S

**Robert Lombrano**

---

**From:** Mark C. Bird  
**Sent:** Wednesday, March 09, 2005 11:09 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano; Michael Herrera; Debbie Reid  
**Subject:** Sundance MDP disaprvl comments



Sundance MDP  
disaprvl comments..





# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 3/9/05

Subject: **Master Development Plan Sundance, A/P #1092497**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- ☐ Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- ☐ Square footage of project and of tree canopy area
- ☐ Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- X Other: PLEASE ADD THESE TREE SPECIES TO TREE SPECIES LIST:  
MESQUITE, MOUNTAIN LAUREL, CONDALIA.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

PARKS

Robert Lombrano

---

**From:** John McDonald  
**Sent:** Monday, March 07, 2005 11:20 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano  
**Subject:** Sundance MDP



MEMO - MDP  
Sundance.doc

DISAPPROVED

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886

**Want to raise smart kids? . . . there's an art to it.**

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

# **CITY OF SAN ANTONIO**

## **PARKS AND RECREATION DEPARTMENT**

### **Interdepartmental Correspondence Sheet**

**TO:** Billy Classen, Carter & Burgess, Inc.

**FROM:** John McDonald, Senior Planner

**COPIES:** Robert Lombrano, File

**SUBJECT:** Sundance Master Development Plan

**DATE:** March 7, 2005

I do not recommend approval of the Sundance Master Development Plan.

Sundance is a proposed subdivision of 394 single-family residential units and has a parkland requirement of 5.6 acres.

The plan includes six park areas totaling 6.08 acres. Please identify which park areas are to be used to meet the 5.6 acre requirement. You wrote a memo to Michael Herrera on February 4, 2005 discussing park improvements, has this been finalized yet?

Additionally, an Open Space Provision and Maintenance Plan was not submitted, and I do not show that the \$340 review fee was paid. Please let me know if this is not the case.

Robert Lombrano

Parks

---

**From:** Chris Yanez  
**Sent:** Wednesday, May 11, 2005 9:50 AM  
**To:** Robert Lombrano  
**Subject:** KB Potranco/Sundance MDP

Robert,

I am releasing any hold Parks might have on this MDP, the letter John was waiting on from the developer has arrived.

**Chris Yanez**  
**Architect Assistant**  
Parks and Recreation  
Park Project Services  
Phone: 210-207-4091  
Fax: 210-207-2720

Robert Lombrano

BEXAR COUNTY

**From:** tsang@bexar.org  
**Sent:** Monday, April 25, 2005 3:37 PM  
**To:** Robert Lombrano; classenbk@c-b.com  
**Cc:** Michael Herrera; cdelacruz@co.bexar.tx.us  
**Subject:** RE: Sundance \*\*Approval\*\*

The Sundance Subdivision was resubmitted to Bexar County on 4-7-05. A collector roadway was extended through Units 6A, 6B & 7 in order to provide adequate capacity. Lots 1-4 in Unit 1 no longer front Street "E" as requested by the County.  
Therefore, please accept this as an approval for the Sundance Subdivision as revised on 4-7-05.

Thank You,

*Todd Sang*  
*Civil Engineer Assistant*  
*Bexar County, Infrastructure Services Dept.*  
*233 N. Pecos La Trinidad, Ste. 420*  
*San Antonio, TX 78207*  
*(210) 335-6649*

-----Original Message-----

**From:** Sang, Todd  
**Sent:** Monday, April 25, 2005 2:25 PM  
**To:** Robert Lombrano; 'classenbk@c-b.com'  
**Cc:** Michael Herrera; De La Cruz, Christina  
**Subject:** Sundance \*\*Disapproval\*\*

*Todd Sang*  
*Civil Engineer Assistant*  
*Bexar County, Infrastructure Services Dept.*  
*233 N. Pecos La Trinidad, Ste. 420*  
*San Antonio, TX 78207*  
*(210) 335-6649*

4/25/2005



## **Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Wednesday, April 06, 2005 3:34 PM  
**To:** 'Classen, Billy K.'  
**Cc:** Michael Herrera; Robert Lombrano  
**Subject:** RE: Sundance Sud. MDP

**Billy**

TIA, s comment indicated that the MDP revision was major, and that it should have come to the Master Development Section as well, therefore we are asking for 15 revised copies of the plan and a new 8 1/2 x 11. It will be redistribute to Storm Water, Street and Drainage, Trees, Parks, and Master Development. Strom Water has Approved it, but I am not sure if they have seen the latest plan.

If I can be of assistance please feel free to contact me.

Thank you

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**

-----Original Message-----

**From:** Classen, Billy K. [mailto: Billy.Classen@c-b.com]  
**Sent:** Wednesday, April 06, 2005 2:14 PM  
**To:** Robert Lombrano  
**Subject:** RE: Sundance Sud. MDP  
**Importance:** High

Is it approved? I just got a comment from Richard/Marc on traffic, and something earlier from Lyndon and Stormwater. I'm confused right now. Please help.

**Billy**

-----Original Message-----

**From:** Robert Lombrano [mailto:rlombrano@sanantonio.gov]  
**Sent:** Thursday, March 31, 2005 10:40 AM  
**To:** Classen, Billy K.  
**Cc:** Robert Lombrano

**Subject: Sundance Sud. MDP**

**Billy,**

**Master Development Plan: Approved 3/31/2005**

**Thanks**

**Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov**

**This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.**

DEV SERVICES

# Memo

2005 MAR 29 P 2:38

To: C.O.S.A. – Development Services – Planning – Attn. Robert Lombrano  
From: Richard Mott, P.E.  
Date: March 25, 2005  
Re: KB Potranco Subdivision, Master Development Plan

---

Per the comments we received from Robert Lombrano, Planner, we respectfully submit the following responses:

## **Planning**

1. Per a meeting with Richard De La Cruz on March 14, 2005, the MPD has been revised to meets all required of the City of San Antonio.
2. The perimeter of the project has been labeled as "Project Limits."
3. Developer/Agent and Chair Person/Secretary signature blocks have been removed.
4. Floodplain note has been added as Note 5.
5. Units 1-5 connectivity index equal 1.24 and Units 6-7 connectivity index equals 1.21. This meets the UDC 35-506 (e) (1) requirement.
6. Dimension at the entrances have been provided.
7. Per a meeting with Richard De La Cruz on March 14, 2005, the MPD has been revised to meets all requirements for the TIA.

**We appreciate your time and consideration on this project, please do not hesitate to contact our office should you have any questions or require additional information.**

M:\310004.222 KB Potranco\docs\MEMO\MEMO MDP planning.doc

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Wednesday, May 11, 2005 10:41 AM  
**To:** 'Classen, Billy K.'  
**Cc:** Robert Lombrano  
**Subject:** RE: Sundance MDP

Billy,

The MDP has been approved by all the departments other than Streets and Drainage. Got with Sam Dent and he will be reviewing it today.

Mean while I am working on the letter of approval.

If I can be of assistance don't hesitate to call.

Thanks

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** Classen, Billy K. [mailto:Billy.Classen@c-b.com]  
**Sent:** Wednesday, May 11, 2005 9:50 AM  
**To:** Robert Lombrano  
**Cc:** Michael Herrera; Mott, Richard C.  
**Subject:** Sundance MDP

Robert,

I believe we have Trees and Parks taken care of. The other remaining approval, besides Historic, is Streets and Drainage. They disapproved the MDP on 4/13, but we can not find an email saying what comments they had. Can you please let us know what their comments are and who we should speak to. Thanks for your help.

Billy

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, received late or incomplete, or could contain viruses. The sender therefore does not accept liability for any error or omission in the contents of this message, which arises as a result of e-mail transmission. If verification is required, please request a hard-copy version from the sender.

5/11/2005



# CITY OF SAN ANTONIO

May 12, 2005

Mr. Billy Classen, P.E.

Carter Burgess Inc.  
911 Central Parkway North, Suite 425  
San Antonio, TX 78232

Re: Sundance Subdivision  
Dear Mr. Classen:

MDP # 820

The City Staff Development Review Committee has reviewed Sundance Subdivision (MDP) Master Development Plan # 820. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:
  1. The above referenced MDP is approved with the following conditions:
    - a. Resolve the intersection issue between Sundance Walk & Star Glade in Unit 1. UDC Section 35-506(f) states that "the centerline offset of intersections shall be at least 175 feet.
    - b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
    - c. It appears that the cul-de-sac in Unit 4 is greater than 500 feet in length, so it will require a turnaround right-of-way of 120 feet in diameter.
    - d. Show sidewalks on Potranco Road and connecting sidewalks at both entrances.
  2. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- **Historic Preservation** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment



Mr. Classen  
Page 3  
May 12, 2005

plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **Storm Water Engineering** has reviewed the Sundance (MDP) Master Development Plan submittal and comments are as follows: Be advised that the FEMA FIRM 100-year floodplain is inundating proposed lots on the Master Development Plan. This area will require a letter of Map Revision or Conditional Letter of Map Revision at the time of platting.
- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:
  1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.
  2. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.
- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

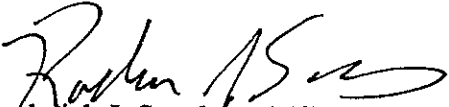
Mr. Classen  
Page 4  
May 12, 2005

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this (MDP) Master Development Plan will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

  
Roderick J. Sanchez, AICP  
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
Chris Yanez, Architect Assistant, Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County  
Sam Dent, P.E. Senior Engineer, DSD - Streets & Drainage

Robert Lombrano

BEXAR COUNTY

---

**From:** tsang@bexar.org  
**Sent:** Monday, April 25, 2005 2:25 PM  
**To:** Robert Lombrano; classenbk@c-b.com  
**Cc:** Michael Herrera; cdelacruz@co.bexar.tx.us  
**Subject:** Sundance \*\*Disapproval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

**LETTER OF TRANSMITTAL**

Attention: Robert Lombrano	Date: 04/07/05	Project No: 310004.222.1.0390
To: Planning	Re: Sundance, KB Potranco Subdivision	
City Of San Antonio		
1901 South Alamo Street 2 <sup>nd</sup> Floor		
San Antonio, Texas 78283		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
15	04/07/05	<u>MDP</u>

<input type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For review & comment
---------------------------------------	---------------------------------------	--

REMARKS: Robert, attached is the MDP as per your request. If you have any questions or need any additional information let me know.

SENDER: Ernesto Rodriguez

TELEPHONE: 494-0088

LAND DEVELOPMENT  
SERVICES DIVISION

05 APR - 7 AM 10:30

M:\310004.222 KB Potranco Unit 1\documents\Transmittals\COSA\050407 COSA Lombrano.doc

**LETTER OF TRANSMITTAL**

Attention: <b>Robert Lombrano</b>	Date: 05/26/05	Project No: 310004.222.1.0390
To: <b>Planning</b>	Re: Sundance, KB Potranco Subdivision	
City Of San Antonio		
1901 South Alamo Street 2 <sup>nd</sup> Floor		
San Antonio, Texas 78283		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
15	05/26/05	MDP
	05/26/05	MDP 8 1/2 X 11

DTV SERVICES  
2005 MAY 26 P 1:19

<input type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For review & comment
---------------------------------------	---------------------------------------	--

REMARKS: Robert, attached is the MDP with the sidewalk added and Potranco Road shown as per your request. If you have any questions or need any additional information let me know.

SENDER: Ernesto Rodriguez	TELEPHONE: 494-0088
---------------------------	---------------------

M:\310004.222 KB Potranco Unit 1\documents\Transmittals\COSA\050523 COSA Lombrano.doc

**Robert Lombrano**

---

**From:** Classen, Billy K. [Billy.Classen@c-b.com]  
**Sent:** Tuesday, May 10, 2005 7:35 AM  
**To:** Kay Hindes; Michael Herrera  
**Cc:** Robert Lombrano  
**Subject:** RE: Sundance Subdivision MDP

**Importance:** High

Kay/Michael,

I just received your comments on the our MDP. I need to ask a question about the timing of this, the MDP has been down there for almost 3 months and why are we just now receiving comments from the HPO? I received an email from Robert almost a month ago saying it was approved. The website is not updated, so I can not go refer to that as correct. I am confused by the timing on the comments.

Please help me understand where we are. Thanks for your help.

Billy

-----Original Message-----

**From:** Kay Hindes [mailto:KHindes@sanantonio.gov]  
**Sent:** Monday, May 09, 2005 4:02 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; Classen, Billy K.  
**Subject:** Sundance Subdivision MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. The conditions for the approval are as follows: We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

<<Sundance Subdivision MDP.doc>>

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**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Friday, March 04, 2005 2:21 PM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano  
**Subject:** Sundance Subdivision MDP

Billy,

**Major Throughfare Plan:   Approved 3/4/2005**

**Master Development Plan: Disapproved 3/4/2005**

- 1. Require secondary access for both pods as per UDC 35- 506 (e) (7)**
- 2. Label the perimeter of the project as "Project Limits"**
- 3. Delete "Developer /Agent" Line and "Chair Person, Secretary" Line.**
- 4. Place NOTE on plans: "The Flood Plain Shall be Platted with Units 4, 5, 6A, 7 at the time of platting"**
- 5. Units 1, 2, 3, 4, 5 do not meet the connectivity ratio required by the UDC 35-506 (e) (1).**
- 6. Put dimensions at the entrances to the project.**
- 7. Local "B" streets may be required around all parks and amendities as required by TIA.**
- 8. RED LINES will follow and will be at the Engineers pick-up box.**

Thank you

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**



**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Thursday, March 31, 2005 10:40 AM  
**To:** 'classenbk@c-b.com'  
**Cc:** Robert Lombrano  
**Subject:** Sundance Sud. MDP

**Billy,**

**Master Development Plan: Approved 3/31/2005**

**Thanks**

**Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov**

**Robert Lombrano**

---

**From:** Kay Hinds  
**Sent:** Monday, May 09, 2005 4:02 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'classenbk@c-b.com'  
**Subject:** Sundance Subdivision MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. The conditions for the approval are as follows: We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Sundance  
Subdivision MDP.doc

**CITY OF SAN ANTONIO PLANNING DEPARTMENT**  
**Interdepartmental Correspondence**

To: Michael Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Sundance Subdivision MDP

Date: 5-9-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Wednesday, April 06, 2005 3:34 PM  
**To:** 'Classen, Billy K.'  
**Cc:** Michael Herrera; Robert Lombrano  
**Subject:** RE: Sundance Sud. MDP

**Billy**

TIA, s comment indicated that the MDP revision was major, and that it should have come to the Master Development Section as well, therefore we are asking for 15 revised copies of the plan and a new 8 1/2 x 11. It will be redistribute to Storm Water, Street and Drainage, Trees, Parks, and Master Development. Strom Water has Approved it, but I am not sure if they have seen the latest plan.

If I can be of assistance please feel free to contact me.

Thank you

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**

-----Original Message-----

**From:** Classen, Billy K. [mailto: Billy.Classen@c-b.com]  
**Sent:** Wednesday, April 06, 2005 2:14 PM  
**To:** Robert Lombrano  
**Subject:** RE: Sundance Sud. MDP  
**Importance:** High

Is it approved? I just got a comment from Richard/Marc on traffic, and something earlier from Lyndon and Stormwater. I'm confused right now. Please help.

**Billy**

-----Original Message-----

**From:** Robert Lombrano [mailto:rlombrano@sanantonio.gov]  
**Sent:** Thursday, March 31, 2005 10:40 AM  
**To:** Classen, Billy K.  
**Cc:** Robert Lombrano

**Subject: Sundance Sud. MDP**

**Billy,**

**Master Development Plan: Approved 3/31/2005**

**Thanks**

**Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov**

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## **Michael Herrera**

---

**From:** Classen, Billy K. [Billy.Classen@c-b.com]  
**To:** Michael Herrera  
**Sent:** Tuesday, May 10, 2005 9:37 AM  
**Subject:** Read: RE: Sundance Subdivision MDP

Your message

**To:** Billy.Classen@c-b.com  
**Subject:**

was read on 5/10/2005 9:37 AM.

Contact, Ph#: Billy Classen 4940088  
classen bh-2c-6.com

No. Lots 394 Acres 129.23

~~X~~MDP / OPUD

NO: \_\_\_\_\_

Application date stamped: 3/1/05

Date routed: 3/1/05

# Review Sundance Subdivision

~~X~~ to mapping for aerial 3-1-05

~~X~~ check POADP map for adjacent dev.

~~X~~ cross ref any PUD's

~~X~~ PLATS: Sundance Subdu. U-1

~~X~~ o prelim check of general conformance \_\_\_\_\_

Before Committee \_\_\_\_\_

~~✓~~ Master Development Plan

Approved 3/31/05 Disapproved 3/4/05 4/13/05

~~✓~~ Major Thoroughfare

Approved 3/4/05 Disapproved \_\_\_\_\_ 4/13/05

~~o~~ Neighborhoods / ~~✓~~ Historic

Approved \_\_\_\_\_ Disapproved 5/9/05 4/13/05

~~✓~~ Disability Access (Sidewalks)

Approved 3/10/05 Disapproved \_\_\_\_\_

~~o~~ SAWS Aquifer NR

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

~~✓~~ Storm Water Engineering

Approved 4/6/05 Disapproved 3/30/05 4/13/05

~~o~~ Other: \_\_\_\_\_

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

~~X~~ Map Info map w/ adjacent ownership

~~X~~ Zoning map

~~X~~ N150

School Dist. e-mailed

~~X~~ 8 1/2 x 11

Robert

Lombardo

~~X~~ Mailing List Verification NR

~~X~~ Legal Instrument NR

~~X~~ 15 Blue Lines \_\_\_\_\_

~~X~~ Fees Due \$ \_\_\_\_\_

Ferg. Map: 611 A5-A6

Aquifer: ~~o~~ Yes ~~X~~ No

I.C.L. Dist: \_\_\_\_\_ E.T.J.

~~✓~~ Street and Drainage

Approved \_\_\_\_\_ Disapproved 4/13/05

~~✓~~ TIA

Approved 4/14/05 Disapproved 4/6/05 4/13/05

~~✓~~ Zoning

Approved 4/8/05 Disapproved \_\_\_\_\_

~~✓~~ Tree Preservation

Approved \_\_\_\_\_ Disapproved 3/8/05 4/13/05

~~✓~~ Parks - Open Space

Approved \_\_\_\_\_ Disapproved 3/7/05 4/13/05

~~o~~ Fire Protection

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

~~✓~~ Bexar County Public Works

Approved 4/29/05 Disapproved 4/29/05 4/13/05

Notes:

NEA POTRANCO / TALLEY RD.  
OUTSIDE 1604

**DEADLINE 4/12/05**

aplatting



**Robert Lombrano**

---

**From:** Michael Herrera  
**Sent:** Tuesday, May 10, 2005 9:37 AM  
**To:** 'Classen, Billy K.'; Kay Hindes  
**Cc:** Emil Moncivais; Robert Lombrano; Ernest Brown; Dustin Finley; Roderick Sanchez; Ann McGlone  
**Subject:** RE: Sundance Subdivision MDP  
**Importance:** High



Sundance.pdf

**Good Morning Billy,**

**I have provided an attached copy of the tracking for this project.**

**As you stated this project has been down here for three months and we should have sent you a denial letter by now since you haven't been able to get your project approved. Most of the recent approvals have occurred within the last month exceeding the 30 days allotted by the UDC to acquire your approvals.**

**I have reviewed the emails that were sent to you by Robert ( I keep copies of all correspondence) regarding his approval dated 3/31/2005 and another email dated April 6, 2005. The 3/31/05 email was just for his approval, you were still lacking approvals from the other reviewers. In his April email, Robert reiterates what TIA informed you regarding the Major change which was quite different from the initial submittal. So Robert requested 15 copies for redistribution to everyone who had given their approval so they could either allowed for their approval to stand or they would give a new decision based on the major change.**

**As for Historic, it is always within your purview to either comply at the MDP level or the subdivision Plat level, your choice.**

**They (Historic) simply informs you of the conditions or potential conditions you may or may not encounter during construction.**

**Please note that you still have not received approvals from the City Arborist and Parks. We await your decision regarding compliance to Historic.**

**If you feel we need to have a meeting, please call me @ 207-7038.**

**Michael O. Herrera  
Special Projects Coordinator  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov**

-----Original Message-----

**From:** Classen, Billy K. [mailto: Billy.Classen@c-b.com]

**Sent:** Tuesday, May 10, 2005 7:35 AM

**To:** Kay Hinds; Michael Herrera

**Cc:** Robert Lombrano

**Subject:** RE: Sundance Subdivision MDP

**Importance:** High

Kay/Michael,

I just received your comments on the our MDP. I need to ask a question about the timing of this, the MDP has been down there for almost 3 months and why are we just now receiving comments from the HPO? I received an email from Robert almost a month ago saying it was approved. The website is not updated, so I can not go refer to that as correct. I am confused by the timing on the comments.

Please help me understand where we are. Thanks for your help.

Billy

-----Original Message-----

**From:** Kay Hinds [mailto: KHinds@sanantonio.gov]

**Sent:** Monday, May 09, 2005 4:02 PM

**To:** Michael Herrera

**Cc:** Robert Lombrano; Classen, Billy K.

**Subject:** Sundance Subdivision MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. The conditions for the approval are as follows: We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

<<Sundance Subdivision MDP.doc>>

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**Robert Lombrano**

---

**From:** Mott, Richard C. [Richard.Mott@c-b.com]  
**Sent:** Thursday, May 26, 2005 9:16 AM  
**To:** Robert Lombrano  
**Cc:** Rodriguez, Ernest  
**Subject:** KB Potranco (Sundance) MDP

Robert, attached is the comments we received from Richard Del Valle from Streets for Unit 1. The comments indicate that we needed to extend the sidewalk on both sides of Sundance Park up to the limits of the lots, and extend the limits of the sidewalk along one side on of Sundance Park to the TxDOT R.O.W. The revised MDP we sent you on Tuesday reflects this. Please approve the MDP per these comments.

This should clear up any issues or comments for our Unit 1 plat. If you have any additional comments for Unit 1 let me know, otherwise please approve Unit 1.  
Thank you for your time and consideration with this project. If you have any question or need any additional information let me know.

Richard C. Mott, P.E.  
Assistant Project Manager

Carter :: Burgess  
911 Central Parkway North Suite 425  
San Antonio, Texas 78232-5065  
E-mail: mottrc@c-b.com  
Phone: 210.494.0088  
Fax: 210.494.4525  
www.c-b.com

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Robert Lombrano

HISTORIC

**From:** Kay Hinds  
**Sent:** Monday, May 09, 2005 4:02 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'classenbk@c-b.com'  
**Subject:** Sundance Subdivision MDP

Mike:

~~DISAPPROVED~~ ~~DISAPPROVED~~ APPROVED

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. The conditions for the approval are as follows: We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Sundance  
Subdivision MDP.doc

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3269283

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 3/1/2005  
DUE DATE 3/01/2005

50-05-5574  
CARTER BURGESS  
911 CENTRAL PARKWAY N. STE 425  
SAN ANTONIO, TEXAS 78232

MDP 820

PHONE: (000) 000-0000

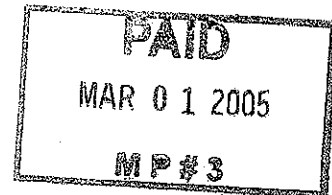
MDP  
SUNDANCE SUBDIVISION

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/1/2005	3269283	50-05-5574	3/01/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

PHC



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/01/2005		CK#409145	
END	03/01/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

ter & Burgess, Inc.  
4507 0101

CITY OF SAN ANTONIO

409147

2005 MAR -1 A 10:21

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

UCHER JMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET INVOICE
3115302	FEES-MOTT 3	02/02/2005	\$75.00	\$75.00	\$0.00	\$75.00
TOTALS			\$75.00	\$75.00	\$0.00	\$75.00

THE FACE OF THIS DOCUMENT IS PRINTED BLUE ON WHITE PAPER. THE SIGNATURE LINE IS MICRO PRINTED WITH A MESSAGE.

Bank One, N.A.

Carter & Burgess

PAY Seventy Five And 00/100

THE  
ORDER  
OF

CITY OF SAN ANTONIO

Trees

02/03/2005

NO. 000409147

\$75.00

Carter & Burgess, Inc.  
Disbursement Account

Burgess

*Bert Swatts*

AUTHORIZED SIGNATURE  
VOID AFTER 90 DAYS

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK "CARTER & BURGESS" - HOLD AT AN ANGLE TO VIEW.

409147 1131014011 9320000418

Carter & Burgess, Inc.  
14507 0101

CITY OF SAN ANTONIO

409146

2005 MAR -1 A 10:21

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

OUCHER NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET INVOICE
13115301	FEES- MOTT 2	02/02/2005	\$300.00	\$300.00	\$0.00	\$300.00
TOTALS			\$300.00	\$300.00	\$0.00	\$300.00

THE FACE OF THIS DOCUMENT IS PRINTED BLUE ON WHITE PAPER. THE SIGNATURE LINE IS MICRO PRINTED WITH A MESSAGE.

Bank One, N.A.

Carter & Burgess

PAY Three Hundred And 00/100 Dollars

TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

Carter

TIA Review

NO. 000409146 \$300.00

Carter & Burgess, Inc.  
Disbursement Account

*Bert Watts*

AUTHORIZED SIGNATURE  
VOID AFTER 90 DAYS

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK "CARTER & BURGESS" - HOLD AT AN ANGLE TO VIEW.

409146 113101401 9320000418



DEV. SERVICES

Carter & Burgess, Inc.  
14507 0101

CITY OF SAN ANTONIO

409148 -1 A 10:21

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

OUCHER NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET INVOICE
13115303	FEES-MOTT 4	02/02/2005	\$140.00	\$140.00	\$0.00	\$140.00
TOTALS			\$140.00	\$140.00	\$0.00	\$140.00

THE FACE OF THIS DOCUMENT IS PRINTED BLUE ON WHITE PAPER. THE SIGNATURE LINE IS MICRO PRINTED WITH A MESSAGE.

Bank One, N.A.

**Carter & Burgess**

PAY One Hundred Forty And 00/100

TO THE  
ORDER  
OF

CITY OF SAN ANTONIO

/03/2005

NO.

000409148

\$140.00

Carter & Burgess, Inc.  
Disbursement Account

*Bert Swatts*

AUTHORIZED SIGNATURE  
VOID AFTER 90 DAYS

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409148 113101401 9320000418

DEV. SERVICES

2005 MAR -1 A 10:21

Carter &amp; Burgess, Inc.

14507

0101

CITY OF SAN ANTONIO

409145

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

VOUCHER NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEN	NET INVOICE
13115300	FEES-MOTT	02/02/2005	\$500.00	\$500.00	\$0.00	\$500.00
TOTALS			\$500.00	\$500.00	\$0.00	\$500.00

THE FACE OF THIS DOCUMENT IS PRINTED BLUE ON WHITE PAPER. THE SIGNATURE LINE IS MICRO PRINTED WITH A MESSAGE.

Bank One, N.A.

**Carter & Burgess**

PAY Five Hundred And 00/100

02/03/2005

NO. 000409145

\$500.00

O THE  
ORDER  
OF

CITY OF SAN ANTONIO

MDP

**Burgess**Carter & Burgess, Inc.  
Disbursement Account*Bert Swatts*AUTHORIZED SIGNATURE  
VOID AFTER 90 DAYS

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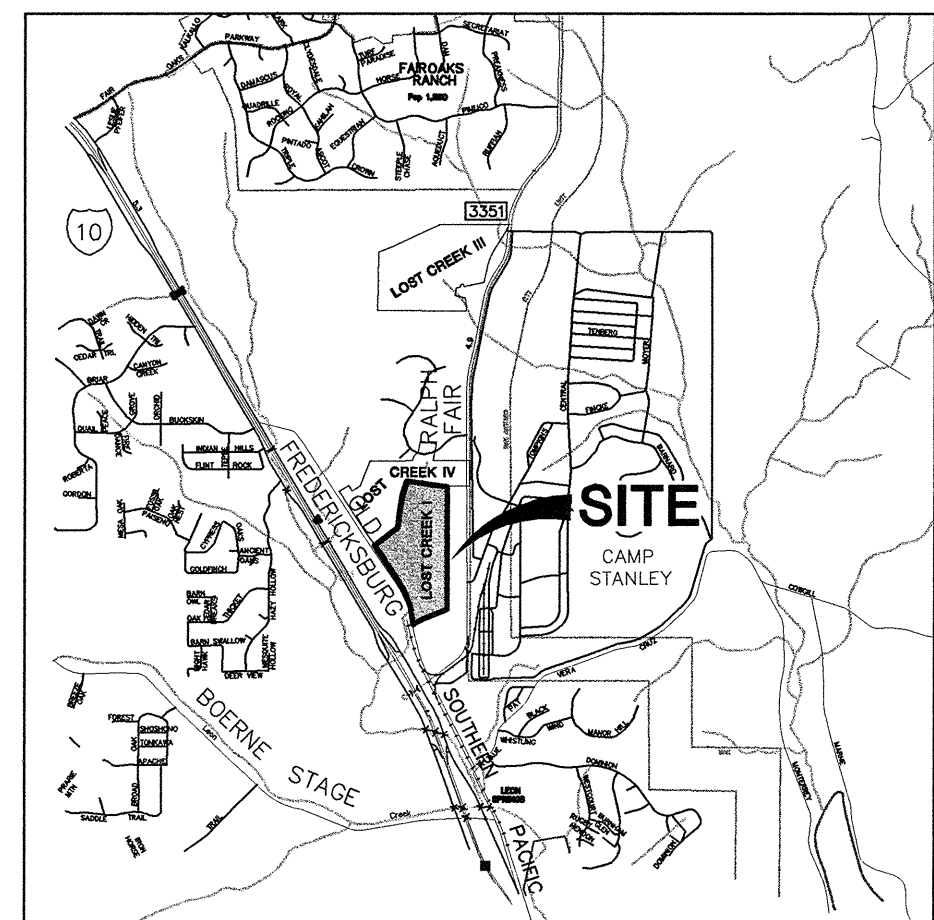
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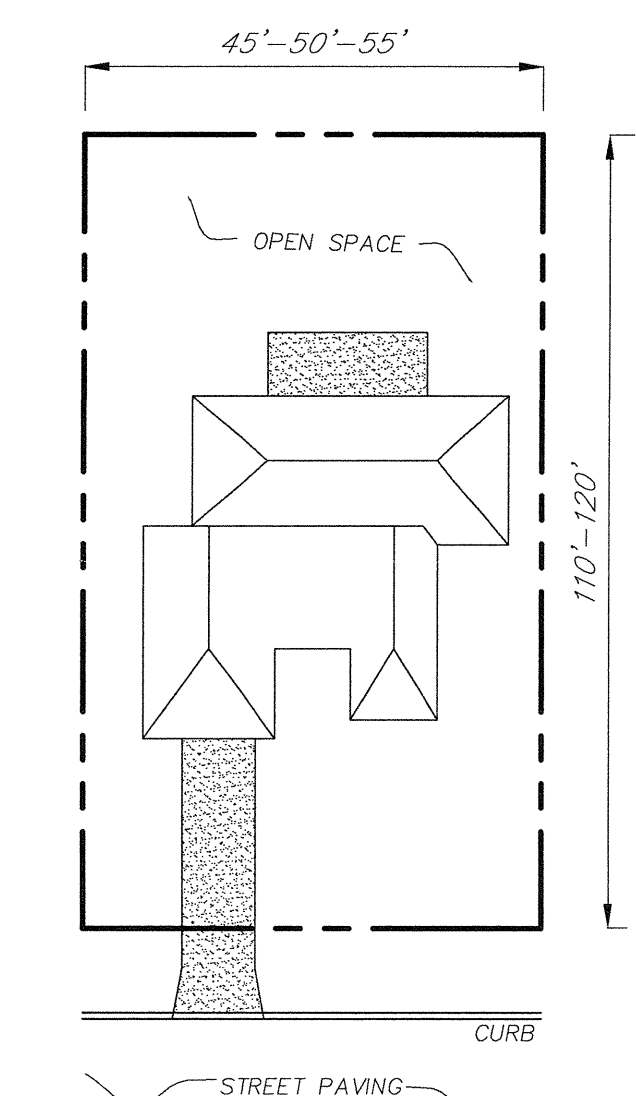
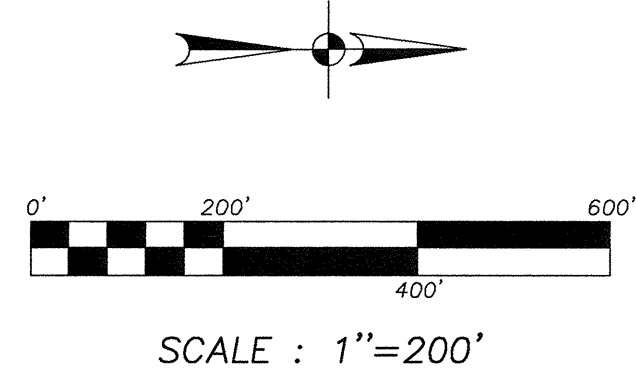
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
G1	90°00'59"	20.00'	20.01'	31.42'	28.29°
					N45°26'59"W

**LEGEND:**

--- FLOOD PLAIN  
 --- PHASE LINE  
 --- 10' CONTOURS  
 (Symbol) ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER  
 (5) UNIT NUMBER  
 ↑ FUTURE STREET EXTENSION



LOCATION MAP  
NOT-TO-SCALE



TYPICAL RESIDENTIAL LOT  
(45'-50'-55' X 110'-120')  
(NOT TO SCALE)

**ENGINEER:**  
 PAPE-DAWSON ENGINEERS, INC.  
 555 E. RAMSEY  
 SAN ANTONIO, TEXAS 78216  
 PHONE: (210) 375-9000  
 FAX: (210) 375-9010

**DEVELOPER/OWNER:**  
 RICK PIERCE  
 CENTEX HOMES  
 1354 NORTH LOOP 1604 EAST, #108  
 SAN ANTONIO, TEXAS 78232  
 PHONE: (210)496-1985

**UTILITY PURVEYORS**

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
 WATER: SAN ANTONIO WATER SYSTEM  
 GAS AND ELECTRIC: CITY PUBLIC SERVICE  
 TELEPHONE: SBC

# LOST CREEK I MASTER DEVELOPMENT PLAN

**PAPE-DAWSON ENGINEERS**  
 1965-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010  
 PREPARATION DATE: DECEMBER 30, 2004  
 REVISED DATE: APRIL 5, 2005  
 REVISED DATE: MAY 18, 2005  
 REVISED DATE: APRIL 21, 2006

MDP PLAN NO.:  
 APPROVED BY THE PLANNING COMMISSION  
 OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:  
 SECRETARY: DATE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**ACKNOWLEDGED BY:**

PAPE-DAWSON ENGINEERS, INC. CENTEX HOMES

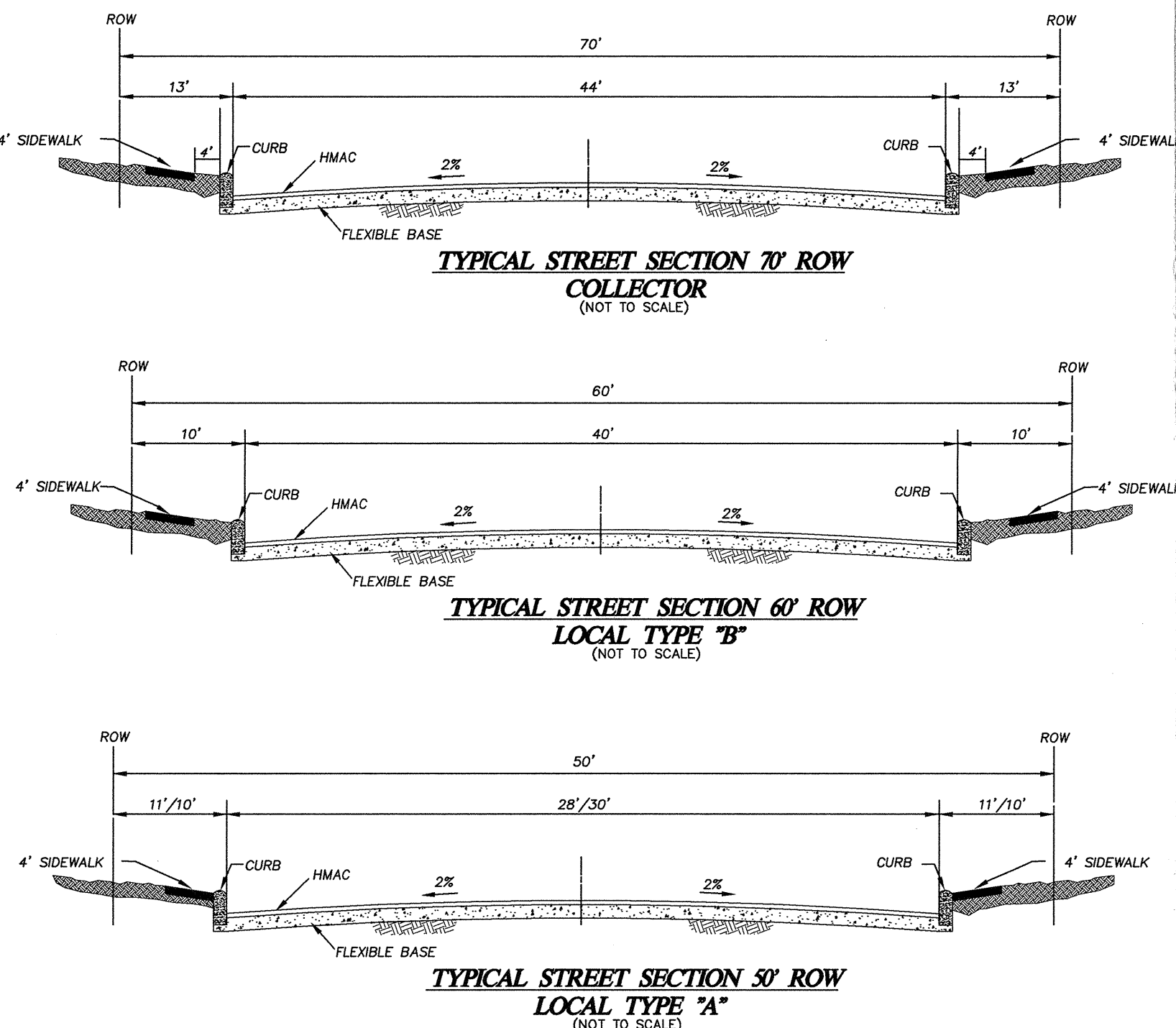
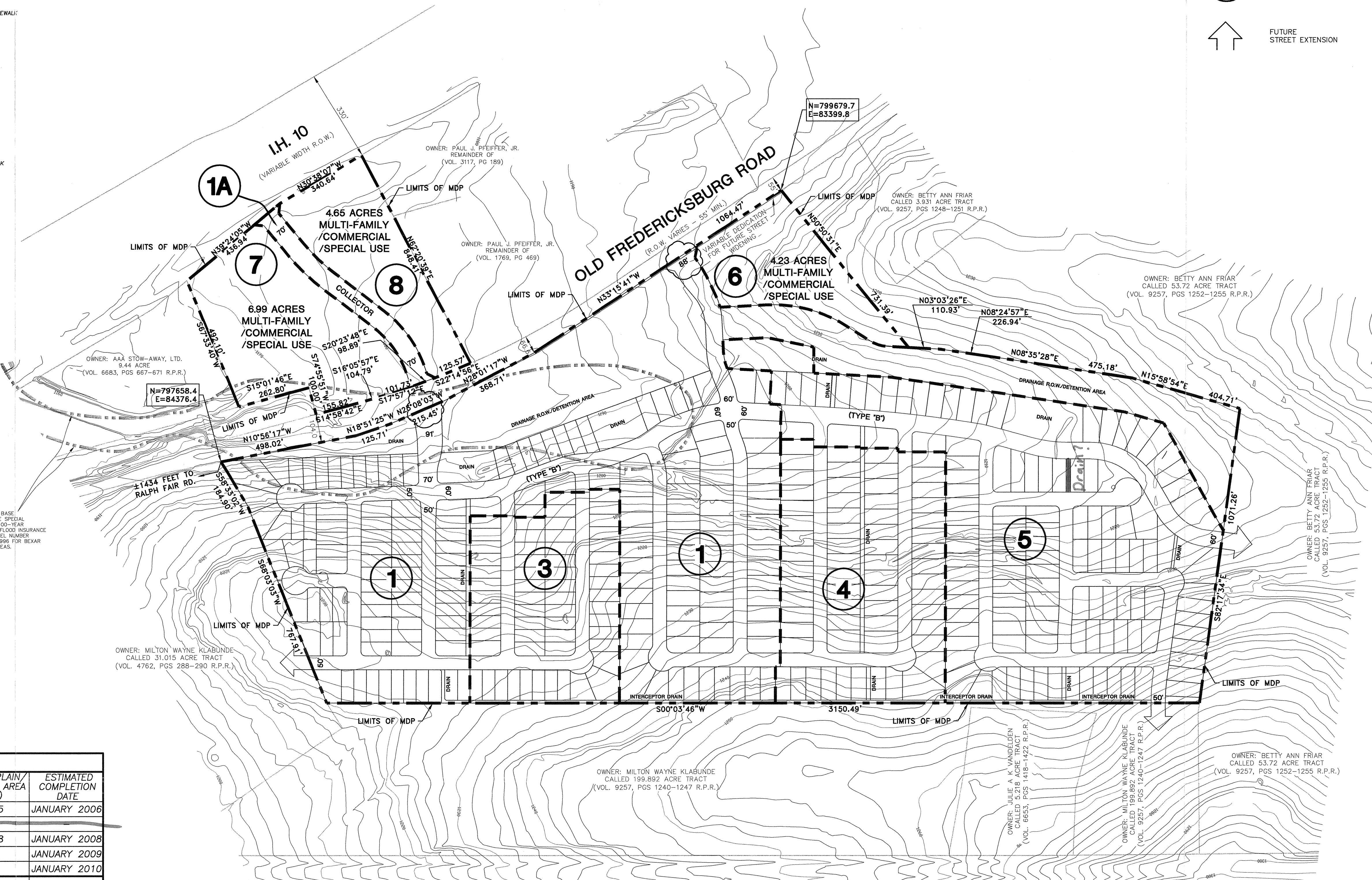
**PROPERTY LEGAL DESCRIPTION**

A 114.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANO CARMONIA SURVEY NO. 300, ABSTRACT No. 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH & CO. SURVEY NO. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

**NOTES:**  
 THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK I, MDP PLAN NO.: 822 WHICH WAS APPROVED MAY 31, 2005. THESE AMENDMENTS ARE:  
 1. REVISING UNIT-1 LIMITS TO INCLUDE UNIT-6A NOW BEING PLATTED AS A DRAIN; UNIT-1A, UNIT-2 AND A PORTION OF UNIT-3 INCREASING THE NUMBER OF LOTS FROM 82 LOTS TO 165;  
 2. REVISING THE UNIT-3 DECREASING FROM 78 LOTS TO 59 LOTS;  
 3. REVISING THE UNIT-4 LIMITS AND LOTS FROM 76 LOTS TO 63;  
 4. REVISING THE UNIT-5 LIMITS TO INCLUDE A PORTION OF UNIT-4 AND CHANGING LOT DIMENSIONS FROM 55' TO 50' FOR 119 LOTS.  
 5. REDUCING OVERALL TOTAL RESIDENTIAL LOTS FROM 414 TO 406.

**RALPH FAIR ROAD (F.M. 3351)**

(VOLUME 8091, P. 146 D.I.R.)  
 (100' R.O.W.)



- NOTES:**
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
  4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
  5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (6).
  6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
  7. ALL STREETS ARE PUBLIC.
  8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
  9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
  10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 3 & 7 PROPORTIONALLY.

**PARK SPACE SUMMARY (MULTI-FAMILY)**

REQUIRED PARK SPACE/ OPEN SPACE = 15.20 AC. X 33 X 1 = 4.4 AC.  
 114

**PARK SPACE SUMMARY**

REQUIRED PARK SPACE/ OPEN SPACE = 406 LOTS X 1 ACRE = 5.8 AC.  
 70 LOTS

- NOTE:**
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
  - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

**SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE**

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	48.60	165	3.40	2.75	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	—	—	—	—	—
3	SINGLE FAMILY RESIDENTIAL	8.91	59	6.62	2.78	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	12.65	63	4.98	—	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	27.46	119	4.33	—	JANUARY 2010
<b>TOTALS/AVERAGE</b>		<b>97.62</b>	<b>406</b>	<b>4.16</b>	<b>5.53</b>	

**PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE**

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37	—	JANUARY 2006
6	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.22	—	JANUARY 2007
7	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	6.99	0.66	JANUARY 2008
8	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.65	—	JANUARY 2009
<b>TOTALS/AVERAGE</b>		<b>17.23</b>	<b>0.66</b>	

**LAND USE TABLE**

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	91.89
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	15.40
** DRAINAGE ROW/NATURAL AREA	6.19
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
<b>TOTALS</b>	<b>114.85</b>

\*\*INCLUDES FLOOD PLAIN

Red line





**Master Development Plan Review**

**Lost Creek I**  
**MDP 06-822 (114.9 acres)**

MDP # 822.1

**Legend**

MDP Boundary	—	100 yr Floodplain	■
MDP Lots	—	Public Schools	●
Existing Parcels	—	Parks	■
Major Thoroughfare Plan	—	Bexar Water	■
Other MDP's and PUD's	—		

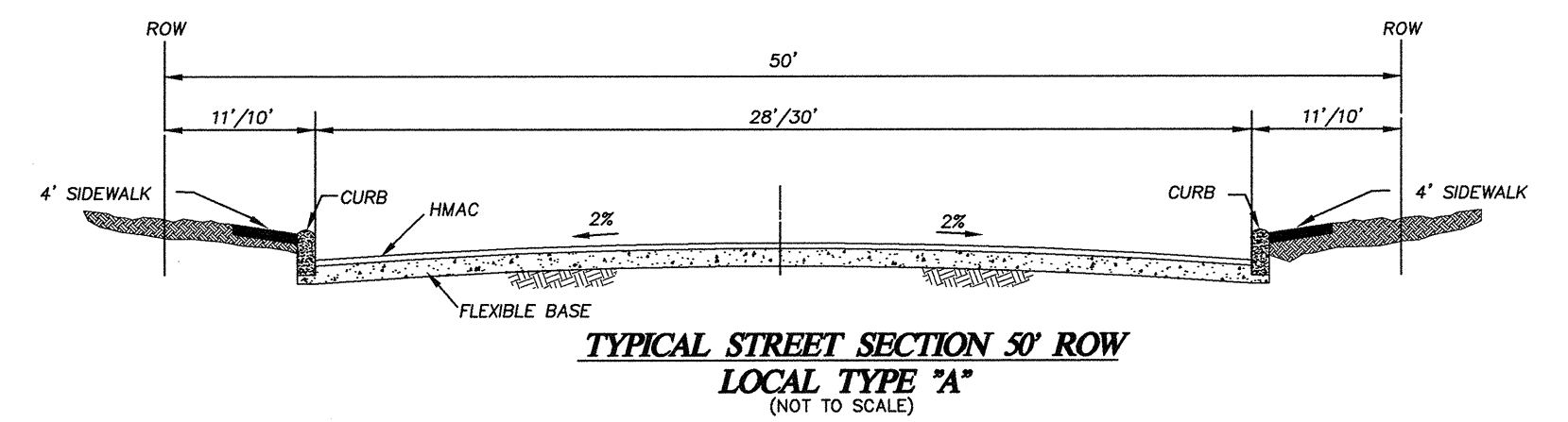
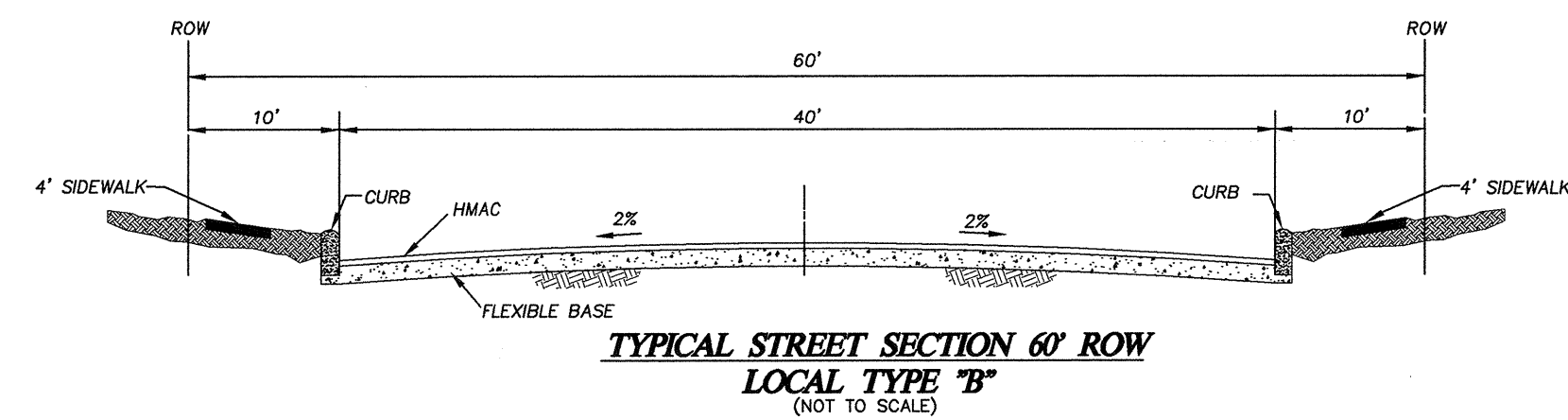
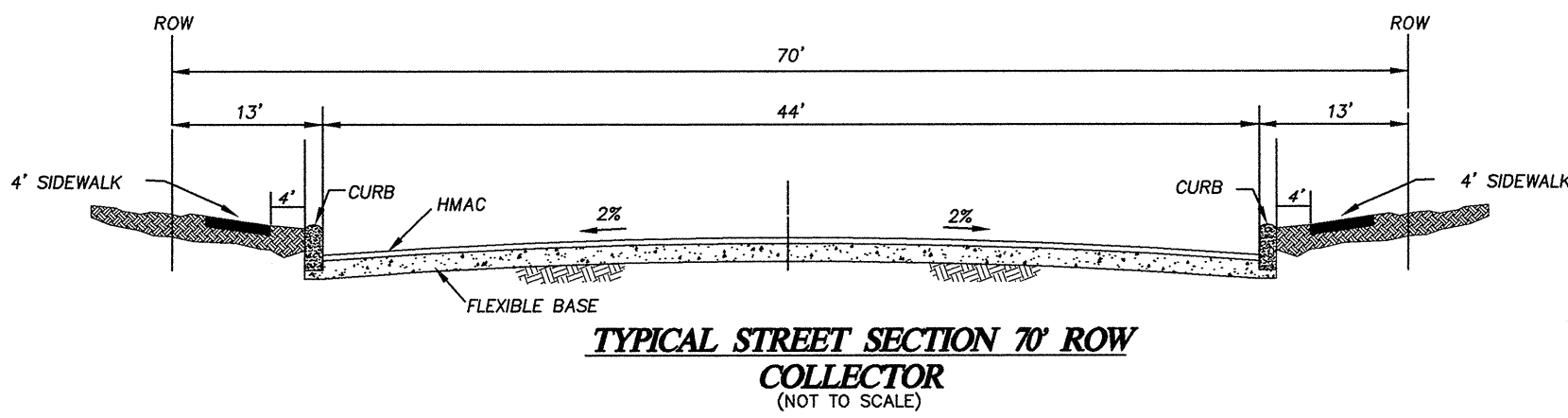
Scale: 1" = 1/8 mile  
Council District - OCL

**North**

Produced by the City of San Antonio  
Development Services Department  
(06/05/2009)



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'59"	20.00'	20.01'	31.42'	28.23'
					N45°26'59"W



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
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  10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 3, & 7 PROPORTIONALLY.

#### PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE  $\frac{15.20 \text{ AC.} \times 33 \times 1}{114} = 4.4 \text{ AC.}$

#### PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE  $406 \text{ LOTS} \times \frac{1 \text{ ACRE}}{70 \text{ LOTS}} = 5.8 \text{ AC.}$

- NOTE:
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
  - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

#### SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
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TOTALS/AVERAGE		97.62	406	4.16	5.53	

#### PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE

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\*\* INCLUDES FLOOD PLAIN

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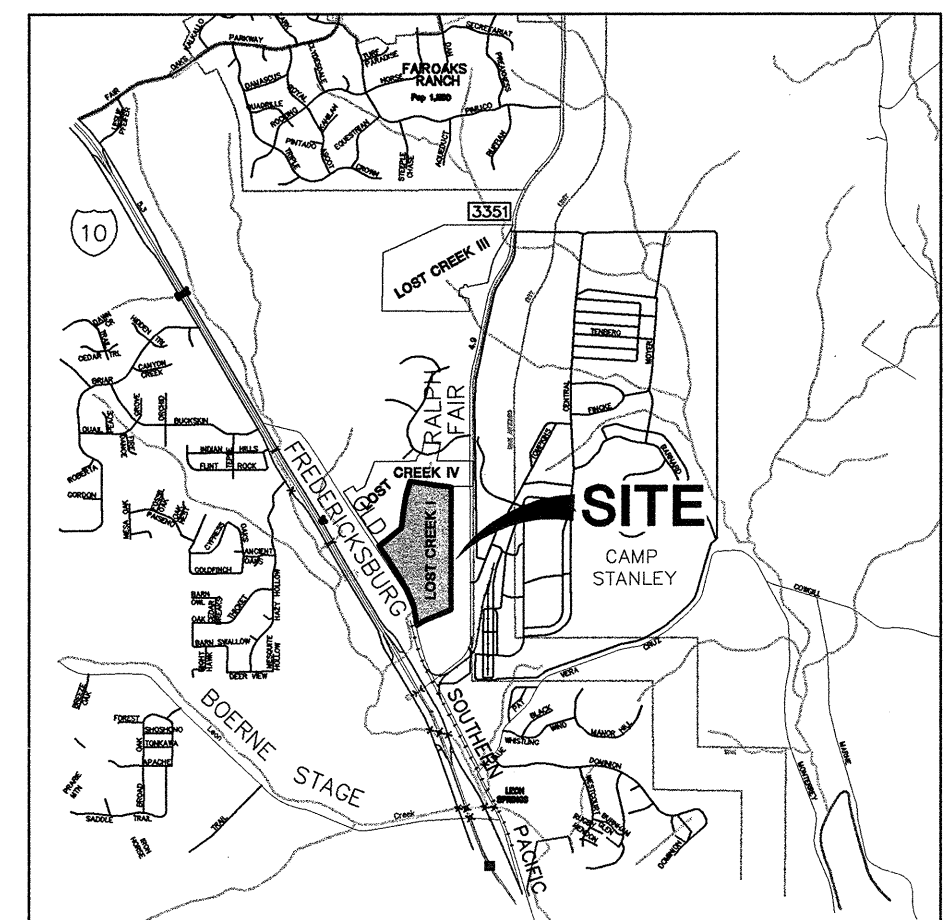
#### RALPH FAIR ROAD (F.M. 3351)

(VOLUME 8091, P. 146 D.R.)  
(100' R.O.W.)

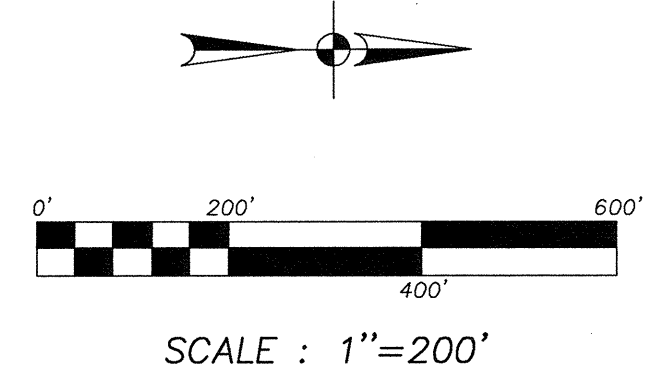
- NOTES:
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  2. REVISING UNIT-1 LIMITS TO INCLUDE UNIT-6A NOW BEING PLATTED AS A DRAIN; UNIT-1A, UNIT-2 AND A PORTION OF UNIT-3 INCREASING THE NUMBER OF LOTS FROM 82 LOTS TO 165;
  3. REVISING THE UNIT-3 DECREASING FROM 78 LOTS TO 59 LOTS;
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  6. REDUCING OVERALL TOTAL RESIDENTIAL LOTS FROM 414 TO 406.

#### LEGEND:

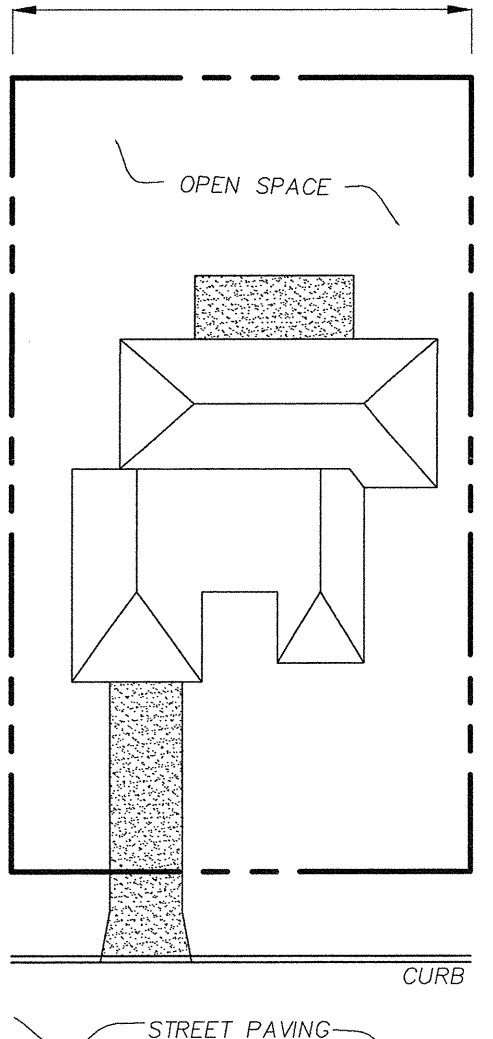
- FLOOD PLAIN
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- UNIT NUMBER
- FUTURE STREET EXTENSION



LOCATION MAP  
NOT-TO-SCALE



45'-50'-55'



TYPICAL RESIDENTIAL LOT  
(45'-50'-55' X 110'-120')  
(NOT TO SCALE)

ENGINEER:  
PAPE-DAWSON ENGINEERS, INC.  
555 E. RAMSEY  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 375-9000  
FAX: (210) 375-9010

DEVELOPER/OWNER:  
RICK PIERCE  
CENTEX HOMES  
1354 NORTH LOOP 1604 EAST, #108  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-1985

#### UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SBC

## LOST CREEK I MASTER DEVELOPMENT PLAN

MDP PLAN NO.:  
APPROVED BY THE PLANNING COMMISSION  
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CENTEX HOMES

PAPE-DAWSON  
ENGINEERS  
1966-2006 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: DECEMBER 30, 2004  
REVISED DATE: APRIL 5, 2005  
REVISED DATE: MAY 18, 2005  
REVISED DATE: APRIL 21, 2006

Red line

MDP 822A

0014







**AMENDED**  
**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



05-11-06P01:15 RCVD

Date: \_\_\_\_\_

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**822-A**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame, P.E. E-mail: jadame@pape-dawson.com

**AMENDED**  
**City of San Antonio**  
Development Services Department  
Master Development Plan Section  
**APPLICATION**

Existing legal Description: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 406 divided by acreage: 97.62 = Density: 4.06

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

05-11-06P01:15 RCVD

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne Ferguson map grid: Pg 447, E-7, E-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Lost Creek I No. 822

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_



**AMENDED**  
**City of San Antonio**  
Development Services Department  
**Master Development Plan Section**  
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

05-11-06P01:15 RCVD

**AMENDED**  
**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

05-11-06P01:15 RCVD

**AMENDED**  
**City of San Antonio**  
Development Services Department  
**Master Development Plan Section**  
Technical Review

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

05-11-06P01:15 RCVD

**Owner or Authorized Representative:**

I certify that the Lost Creek I Plan application and  
accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Trey Marsh Signature: Trey Marsh

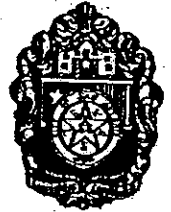
Date: 1/16/06 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: 822 A  
Plat Name: Lost Creek  
Project Engineers/Surveyors or Firm Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Development Services Department  
**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form ✓
- ☒ Appropriate MDP/PUD Plan Review Fee ✓
- ☒ Digital information (MDP's and PUD) ✓
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) ✓
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

05-11-06P01:14 RCVD

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Bicycle Plan                |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Other: _____                                    |  |

☒ Accepted

☐ Rejected

Completeness Review By: Larry Odis Date: 5/11/06



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Lost Creek I Amendment  
Plat Name: \_\_\_\_\_  
Project Engineers/Surveyors or Firm Name: PAPE DAWSON  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Development Services Department  
**MDP Division**

**Required Items for Completeness Review**

- ☐ Completed and signed Application Form missing
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☐ Digital information (MDP's and PUD) missing
- ☐ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) missing
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Bicycle Plan                |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Other: _____                                    |  |

☐ Accepted

☒ Rejected

Completeness Review By: Larry Od's Date: 5/5/06

May 1, 2005



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_  
Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor 05-11-06P01:20 RCVD **Date:** \_\_\_\_\_

(Check One)

**Project Name:** Lost Creek I **File#** 822

**Engineer/Surveyor:** Pape-Dawson Engineers, Inc.

**Address:** 555 East Ramsey, San Antonio, TX **Zip code:** 78216

**Phone:** (210) 375-9000 **Fax:** (210) 375-9010

**Contact Person Name:** Jon Adame **E-mail:** jadame@pape-dawson.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**

**(1) Master Development, (1) Major thoroughfare,**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies**

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks – Open space          |
| <input type="checkbox"/> Zoning  | <input checked="" type="checkbox"/> Fire Protection  |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature**

**Title**

**Date**

**Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.**



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** Lost Creek I Amendment No.: 822

**Plat Name:** Lost Creek I

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc.

**Address:** 555 E. Ramsey, San Antonio, TX 78216

**Phone #** (210)375-9000

**Fax #:** (210) 375-9010

**E-mail:** jadame@pape-dawson.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☐ Completed and signed Application Form
- ☐ Appropriate MDP/PUD Plan Review Fee
- ☐ Digital information (MDP's and PUD)
- ☐ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☒ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

☐ Accepted

☐ Rejected

**Completeness Review By:** \_\_\_\_\_ **Date:** \_\_\_\_\_



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3259639

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 1/20/2005  
DUE DATE 1/20/2005

50-05-5574  
CENTEX HOMES  
1354 N. LOOP 1604 E, STE 108  
SAN ANTONIO, TEXAS 78232

MDP - 822A

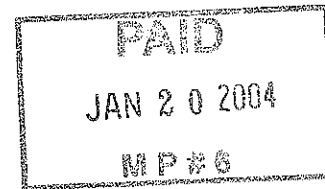
PHONE: (000) 000-0000

MDP APPLICATION  
LOST CREEK I

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259639	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108926	MDP
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

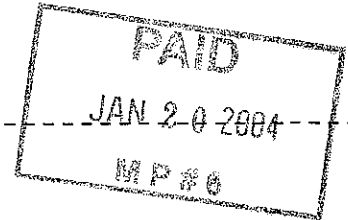
REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3259635

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 1,000.00  
INVOICE DATE 1/20/2005  
DUE DATE 1/20/2005

50-05-5574  
CENTEX HOMES  
1354 N. LOOP 1604 EAST, STE108  
SAN ANTONIO, TEXAS 78232



PHONE: (000) 000-0000

LOST CREEK I, TIA FEE III

MDP

CIT

P.O.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259635	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-003	TRAFFIC IMPACT ANALYSIS LEVEL 3	1,000.00

MDP

CIT

P.O.

INV

1/

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108924	
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	1,000.00	0.00	1,000.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**



Date: 1/12/05

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

*(Check One)*

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning  
Department Request for Review form (attached) for respective departments or agencies**

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030


Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

P.O. NO.	INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS	DISCOUNT	NET
	PARK1LC	01/10/05	76521 MISC LP LC	365.00		
	PARK1LC	01/10/05	Invoice total	365.00		
			Vendor payment	365.00		365.00
<i>PARKS</i>						
Total vendor payment				365.00		365.00

CHECK NO: 109211 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/11/05

 SAFEGUARD. CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

**CENTEX HOMES**  
**SAN ANTONIO**  
 1354 N LOOP 1604 EAST  
 SUITE 108  
 SAN ANTONIO, TX 78232

NO. **109211** 64-1278  
 611

DATE: Jan. 11, 2005

Amount  
 \*\*\*\*\*\$365.00


Three Hundred Sixty Five Dollars and 00 Cents

**CENTEX**

Bank of America N.A. Atlanta, DeKalb County, Georgia

PAY TO THE  
 ORDER OF

\*\*\*\*\*  
 CITY OF SAN ANTONIO  
 P.O. Box 839966  
 SAN ANTONIO, TX 78283

  
 AUTHORIZED SIGNATURE  
 AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 109211⑈ ⑆ 061112788⑆ 3299971426⑈

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

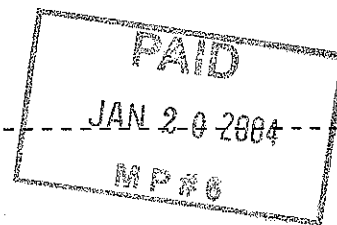
I N V O I C E  
3259635

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
CENTEX HOMES  
1354 N. LOOP 1604 EAST, STE108  
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 1,000.00  
INVOICE DATE 1/20/2005  
DUE DATE 1/20/2005

PHONE: (000) 000-0000



LOST CREEK I, TIA FEE III

MDP  
CITY FACILITY LOCATION: 100 COMMERCE ST W  
P.O.

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259635	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-003	TRAFFIC IMPACT ANALYSIS LEVEL 3	1,000.00

MDP  
CITY  
P.O.  
REV  
1/

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108924	
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	1,000.00	0.00	1,000.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

REMIT TO:  
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO  
1901 S ALAMO  
SAN ANTONIO TX 78204

I N V O I C E  
3382204

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
CENTEX HOMES SAN ANTONIO  
1354 N. LOOP 1604 EAST, STE108  
S.A. TX. 78232

AMOUNT DUE 500.00  
INVOICE DATE 5/17/2006  
DUE DATE 5/17/2006

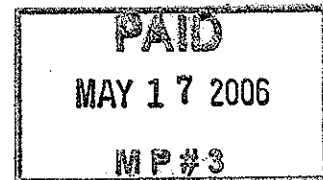
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PHONE: (000) 000-0000

MDP 822A  
LOST CREEK I

FACILITY LOCATION: 1901 ALAMO ST S

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INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS  
5/17/2006 3382204 50-05-5574 5/17/2006 -

-----  
LINE INDEX REF DESCRIPTION AMOUNT  
50 1 012542-002 MDP REVIEW FEE 500.00



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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 05/17/2006 CK#118636 MDP 822A  
END 05/17/2006

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INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE  
INFORMATION 500.00 0.00 500.00

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CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE  
INFORMATION

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C I T Y O F S A N A N T O N I O  
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

PAGE 1 OF 1



**AMENDED**  
**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



05-11-06PD1:15 RCVD

PC 012542

Date: \_\_\_\_\_

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

822-A

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Farm and Ranch (FR)

- ☐ Rural Development (RD)  
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame, P.E. E-mail: jadame@pape-dawson.com







May 9, 2006

Mr. Mike Herrera  
City of San Antonio  
Development Services  
1901 South Alamo  
San Antonio, TX 78205

Re: Lost Creek I  
MDP No. 822

05-11-06P01:15 RCVD

Dear Mr. Herrera:

Attached are revised copies for the above referenced Master Development Plan with minor amendments as follows:

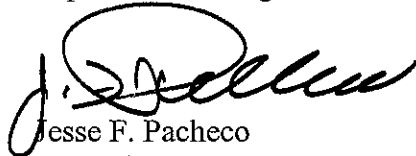
- Adjustments of unit boundaries within the master plan.
- A reduction in the number of proposed platted lots.
- A decrease in overall residential density.
- A change in internal street circulation pattern (Unit-5) not increasing the number of lots or lowering the connectivity ratio.

Attached is the \$500 review fee

- Amended Application
- 15 copies of the Amended MDP with Request for Review forms
- Digital information
- 8.5" x 11" Reduced copy

If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.

  
Jesse F. Pacheco  
Sr. Project Manager

6120\00\Word\Letter\060509a1.doc

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

# TRANSMITTAL



To: CITY OF SAN ANTONIO

Date: 5-26-06

Attn: LARRY ODIS

1901 S. ALAMO

SA, TX

Re: LOST CREEK 1 AMMENDMENT

QUANTITY	DESCRIPTION
2	REVISED MDP COPIES
1	REDLINE

If enclosures are not as noted, kindly notify us at once.

☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS YOUR COMMENTS HAVE BEEN ADDRESSED. THE  
UNIT 1 & UNIT 3 PLATS REFLECT THESE  
AMMENDMENTS. CALL W/ ANY QUESTIONS.

From: BURT WELLMANN Project No.: 6120-06

CC: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Mr. Adame,

Here is the redline for Lost Creek I. I had one question are the plats for unit 1 and 3 going to be amended to reflect this MDP Amendment?

Larry Odis  
207-0210  
[lodis@sanantonio.gov](mailto:lodis@sanantonio.gov)

# TRANSMITTAL



To: COSA-DEV. SERVICES

Date: 3-6-6-06

Attn: LARRY ODIS  
1901 S. ALAMO

Re: LOST CREEK 1 MDP

QUANTITY	DESCRIPTION
13	COPIES OF <del>#</del> MDP

*If enclosures are not as noted, kindly notify us at once.*

☒ For Approval    ☐ For Your Use    ☒ As Requested    ☐ For Review and Comment

## COMMENTS

From:

BURT WELLMANN

Project No.:

6120-00

CC:

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

